



Trent Way, Kearsley

Bolton



In Excess of £270,000

Trent Way

Kearsley, Bolton

*** MUST BE SEEN TO BE FULLY APPRECIATED! ***

IMMACULATELY MAINTAINED & BEAUTIFULLY PRESENTED THROUGHOUT, this FANTASTIC PROPERTY features 2 GENEROUS DOUBLE BEDROOMS, a 4-PIECE FAMILY BATHROOM, and...

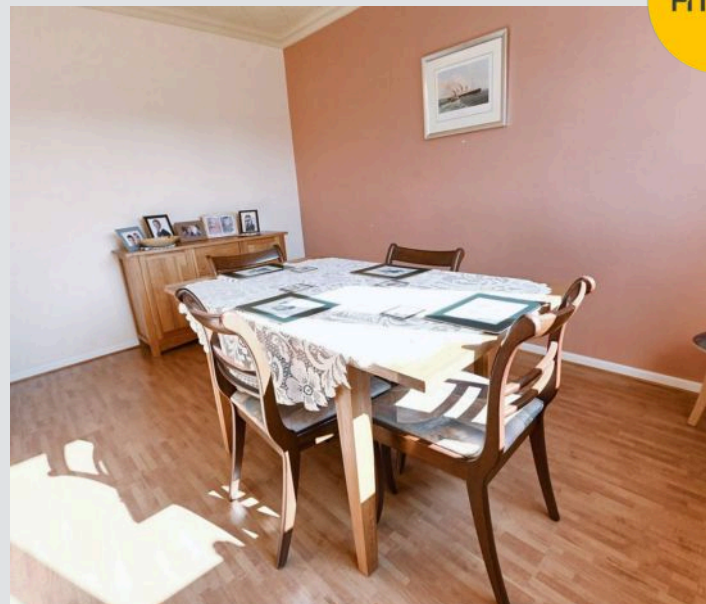
Council Tax band: B

Tenure: Freehold

- BEAUTIFULLY PRESENTED THROUGHOUT
- 2 / 4 GENEROUS DOUBLE BEDROOMS
- SPACIOUS LOUNGE + 2 FURTHER RECEPTION ROOMS
- GARAGE & OFF ROAD PARKING FOR MULTIPLE CARS
- LARGE WELL MAINTAINED GARDENS TO THE FRONT & REAR
- FITTED MODERN KITCHEN, 4-PIECE FAMILY BATHROOM, AND ADDITIONAL ROOM WITH PLUMBING & POTENTIAL TO BE AN EN-SUITE
- UPVC DOUBLE GLAZED & GAS CENTRAL HEATED
- IDEALLY POSITIONED ON A CUL-DE-SAC IN A POPULAR RESIDENTIAL LOCATION CLOSE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS



HILLS



Hallway

6' 3" x 3' 3" (1.90m x 1.00m)

Reception One

17' 5" x 10' 2" (5.30m x 3.10m)

Kitchen

14' 1" x 7' 10" (4.30m x 2.40m)

Reception Two

13' 5" x 9' 2" (4.10m x 2.80m)

Reception Three

10' 2" x 9' 2" (3.10m x 2.80m)

Landing

5' 7" x 3' 3" (1.70m x 1.00m)

Bedroom One

15' 5" x 10' 2" (4.70m x 3.10m)

Bedroom Two

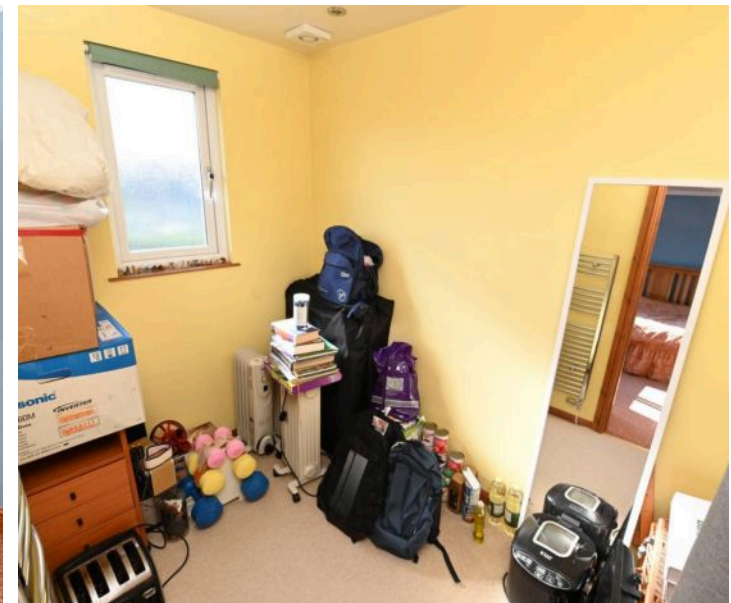
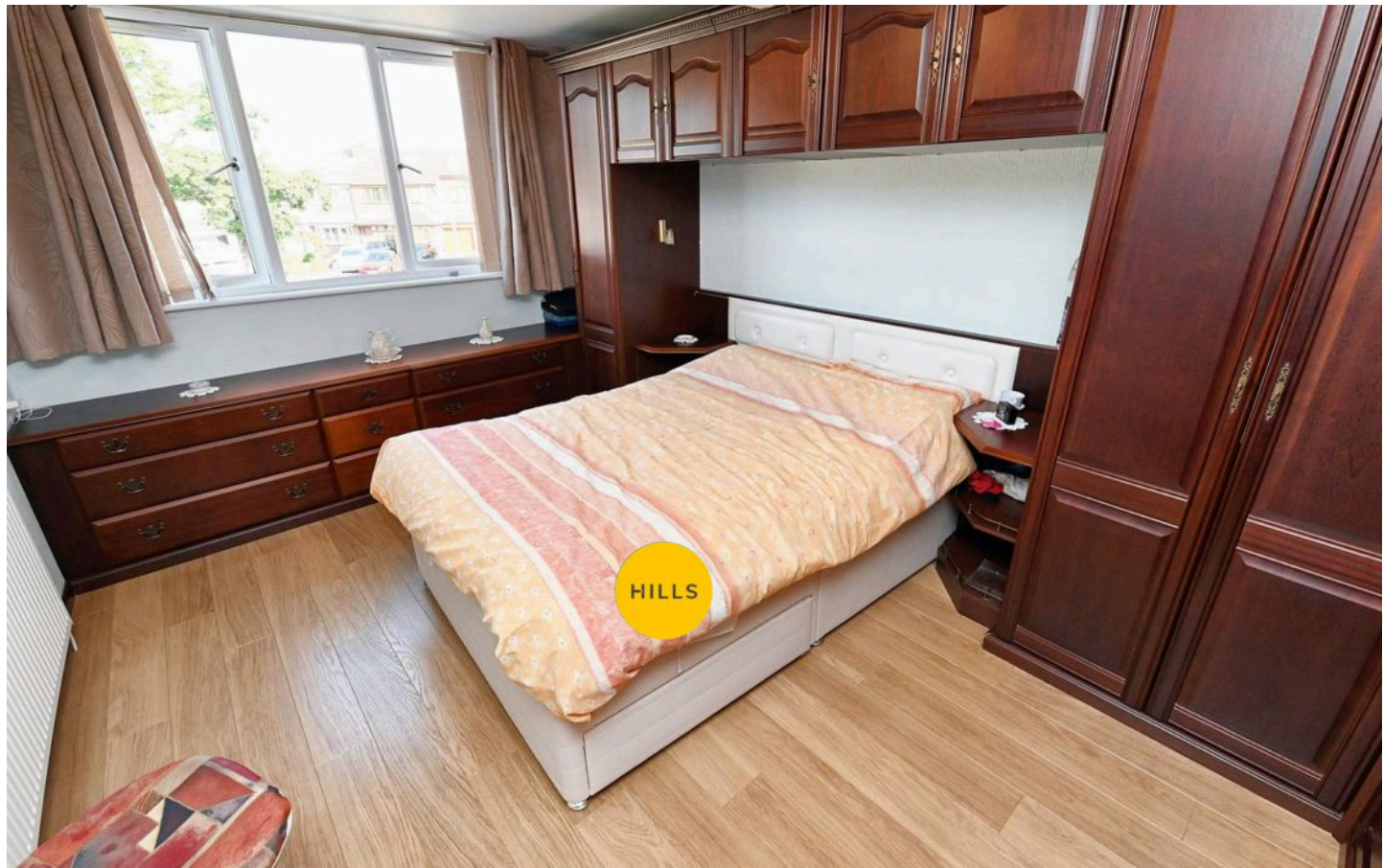
12' 10" x 7' 10" (3.90m x 2.40m)

Ensuite

7' 10" x 5' 7" (2.40m x 1.70m)

Bathroom

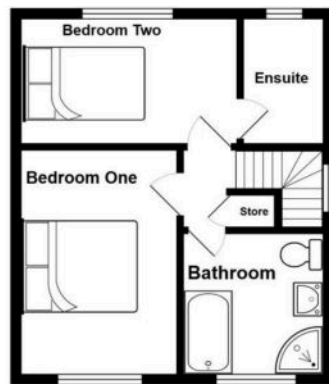
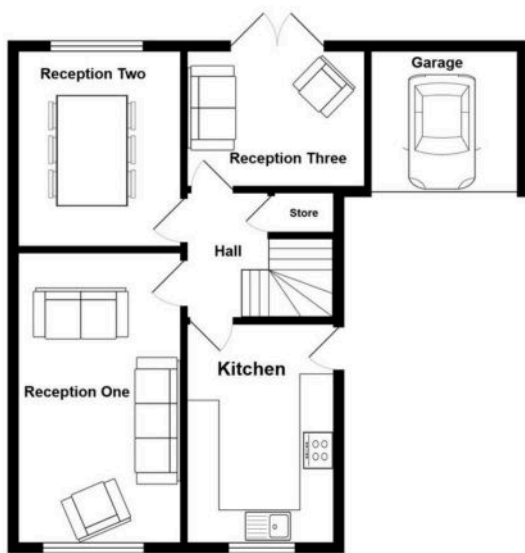
9' 6" x 5' 7" (2.90m x 1.70m)





HILLS







Hills Swinton | Salfords Estate Agent

4 Pendlebury Road, Swinton – M27 4AR

0161 794 2888

swinton@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a

Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.