

312 Manchester Road, Kearsley

Bolton

HILLS

In Excess of £210,000

# 312 Manchester Road

Kearsley, Bolton

\* PERFECT FOR FAMILIES & FIRST TIME BUYERS ALIKE \*  
EXTENDED TO THE REAR, this FANTASTIC PROPERTY  
features 3 BEDROOMS and a MODERN FAMILY  
BATHROOM to the first floor, whilst the ground floor  
comprises..

Council Tax band: C

Tenure: Freehold

- PERFECT FOR FIRST TIME BUYERS & FAMILIES ALIKE
- EXTENDED TO THE REAR
- 3 BEDROOMS
- MODERN FITTED KITCHEN & DINING AREA
- MODERN FAMILY BATHROOM + DOWNSTAIRS W.C & SHOWER ROOM
- SOUTH FACING GARDEN TO THE REAR
- UPVC DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- CLOSE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS



HILLS



**Hallway**

3' 11" x 3' 3" (1.20m x 1.00m)

**Lounge**

13' 5" x 12' 6" (4.10m x 3.80m)

**Kitchen**

17' 1" x 9' 6" (5.20m x 2.90m)

**Dining Area**

7' 3" x 7' 10" (2.20m x 2.40m)

**Bathroom**

7' 10" x 3' 11" (2.40m x 1.20m)

**Landing**

7' 3" x 6' 3" (2.20m x 1.90m)

**Bedroom 1**

12' 6" x 9' 10" (3.80m x 3.00m)

**Bedroom 2**

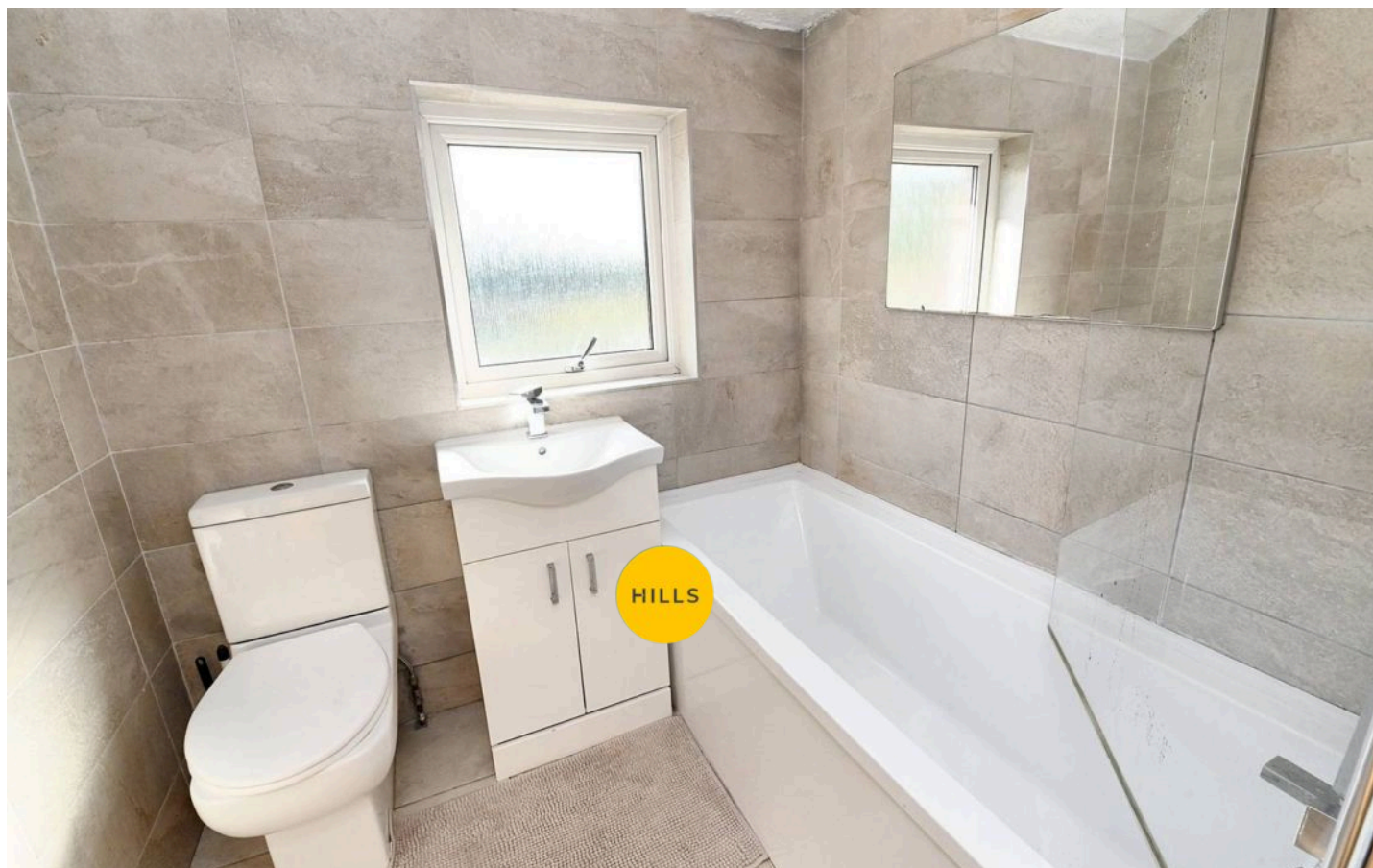
10' 2" x 9' 6" (3.10m x 2.90m)

**Bedroom 3**

8' 10" x 6' 11" (2.70m x 2.10m)

**Bathroom**

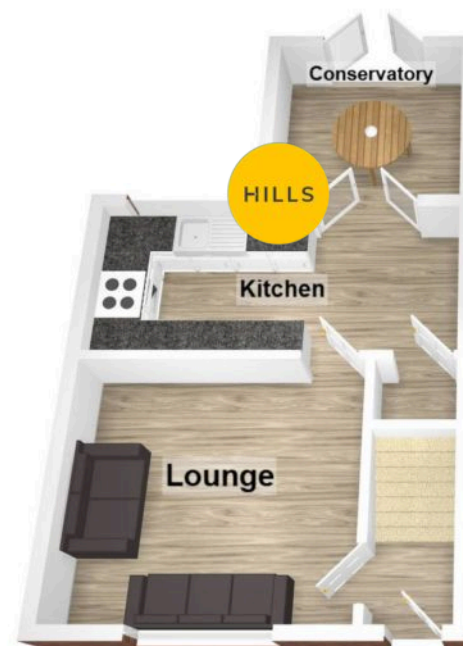
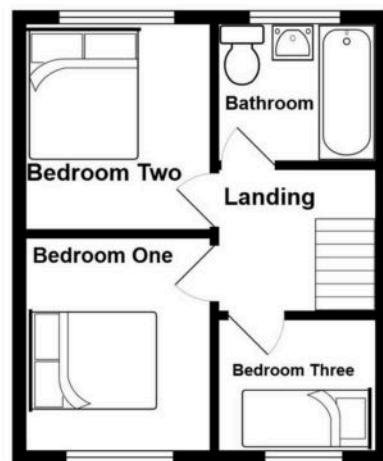
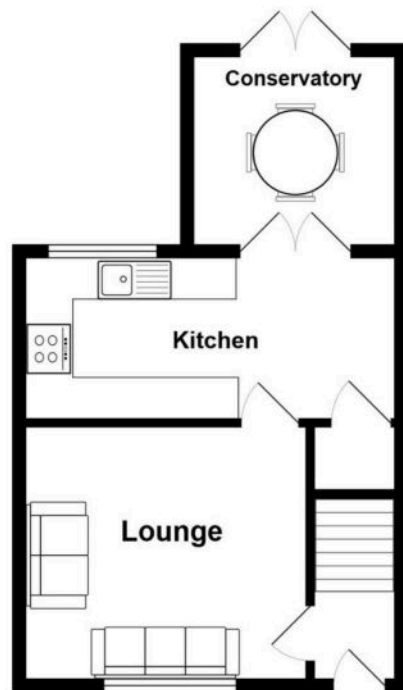
6' 3" x 5' 7" (1.90m x 1.70m)





HILLS







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