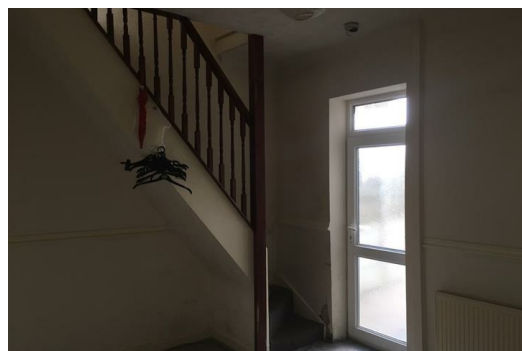




175, Manchester Road, Kearsley, Bolton, Lancashire, BL4 8QL

Two Bedroomed End Terrace offered for sale with NO CHAIN.

Briefly the property comprises of two reception rooms, kitchen, two bedrooms, family bathroom and enclosed rear yard.



Living Room 13'8 x 13'6 (4.17m x 4.11m)
 Carpeted Living Room with gas fire and radiator.

Dining Room 11 x 13'7 (3.35m x 4.14m)
 Tiled floor with radiator and back door leading to rear garden.

Kitchen 11 x 6'75 (3.35m x 1.83m)
 Features lino flooring and tiled walls.

Bedroom One 13'5 x 12'75 (4.09m x 3.66m)

Bedroom Two 8'5 x 11'3 (2.57m x 3.43m)

Bathroom 10'8 x 6'8 (3.25m x 2.03m)

Landing 11'25 x 5 (3.35m x 1.52m)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

