



6 Calder Drive
Kearsley, Bolton, BL4 8PL

Offers In Region Of
£185,000

Property Features

- 3 Bed Mid Mews For Sale
 - NO UPWARD CHAIN
 - Boiler approx. 4 years old serviced yearly
 - Roof replaced within the last 10 years
 - Windows approx. 5 years old
 - Lovely quiet residential development
 - Much sought after development
 - Open plan lounge/diner
 - Kitchen in need of some TLC
 - Off road parking
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STEP INSIDE 6 CALDER DRIVE

The accommodation on offer briefly consists of; a porch, giving you access into the entrance hallway, Lounge, Kitchen, Dining area and staircase leading to all first floor accommodation. The first floor benefits from three bedrooms, shower room, storage cupboard and access into the loft space.

As you enter the property via the porch you are firstly greeted into the entrance hallway. The hallway provides under the stairs storage and access into the kitchen and staircase to the first floor bedrooms.

The first room to visit is the kitchen located to the rear aspect, offering a range of wall and base units with complimentary worksurfaces. Further features to this kitchen include, space for a free standing cooker, space for a fridge freezer, plumbed for a washing machine, fully tiled walls and flooring, large double glazed window and a door leading into the dining area.

Following on now through into the dining area. Positioned to the rear aspect this room features, fitted laminate flooring, radiator, patio doors leading into the rear garden, ceiling light and offers space for dining room furnishings of your choice.

The lovely lounge is positioned to the front aspect, featuring a a double glazed window which provides plenty of natural light, radiator, ceiling light, fitted carpet and a feature brick fireplace with electric fire. The lounge offers space for additional living room



furnishings.

Rising up now to the first floor where you will find the landing, benefiting from a large storage cupboard, fitted carpet and access into all bedrooms and the shower room.

The principal bedroom is located to the front aspect, offering built in wardrobes, fitted carpet, ceiling light, radiator, double glazed window and gives you space for additional bedroom furniture.

Bedroom Two is positioned to the rear aspect, benefiting from a fitted carpet, ceiling light, double glazed window, radiator and a range of white built in wardrobes.

Bedroom Three is positioned to the front aspect, this single bedroom features a fitted carpet, ceiling light, double glazed window, radiator, storage cupboards and space for additional bedroom furnishings.

The shower room is positioned to the rear aspect featuring a shower cubicle, WC and wash basin. Further benefits include, fully tiled walls, vinyl flooring, double glazed window and radiator. The room previous accommodated a bath, so if needed there is space for one to be fitted with an overhead shower above.

Externally, to the front of the property you will find a good sized block paved driveway ideal for off road parking.

The rear garden features a small lawn with surrounding flags, established borders and a gate to the rear. There is also a handy shed to store all your gardening tools.

Freehold property

Council tax band - B

EPC (Energy Performance Certificate) rating - Awaiting for one to be conducted

LOCATION

Locally, there are several shops and hairdressers and a



number of restaurants and drinking establishments including the popular Horseshoe public house, ideal for Sunday lunch and La Roma restaurant all within easy walking distance. Within a 5 minute drive there are several supermarket options and access to the motorway networks. Kearsley Station is also a 10-15 minute walk away. St Saviours and Prestolee primary schools are within walking distance and are very highly regarded and buses run along nearby Market Street to various local high schools including St James CE High School and Bury Church School. This fantastic property provides a great opportunity to live in this popular location and there are also stunning views to the rear just a short distance away of the River Irwell.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements