



2 PRINCESS AVENUE

KEARSLEY, BL4 8LQ


£200,000
FREEHOLD

Charming 3-Bed Semi-Detached House on Princess Avenue, Kearsley, Bolton

Located on Princess Avenue in Kearsley, Bolton, this charming three-bedroom, one-bathroom semi-detached home offers 753 sq. ft. of comfortable living space, ideal for families and professionals alike. Thoughtfully designed and well-maintained, the property features double-glazed windows throughout, ensuring warmth and energy efficiency year-round. The home's location provides excellent connectivity, with Kearsley and Farnworth National Rail stations just a short walk away, making commuting simple. Major road links, including the A666 and M61, are also nearby. Families will appreciate being close to St Stephen's CoE Primary School, rated 'Good' by Ofsted, while secondary schools and colleges are easily accessible. The friendly neighbourhood offers a blend of convenience and leisure, with local shops, supermarkets, and green spaces just moments away. Bolton town centre is a short drive, providing a variety of shopping, dining, and entertainment options. Inside, the home boasts a welcoming living room, a functional kitchen with ample storage, and three bright, airy bedrooms. The modern bathroom is well-appointed, and the private rear garden offers a relaxing space for outdoor activities or entertaining. With its combination of style, practicality, and location, this home is a fantastic opportunity for those looking to settle in a vibrant and well-connected area of Bolton. Don't miss out—book your viewing today!





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		60
(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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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

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