



Corrie Crescent

Kearsley

**Miller Metcalfe**  
*Every step of the way*

# Corrie Crescent

Kearsley

Semi Detached  3  1 EPC Rating - C

This lovely property is all ready to welcome a new family.! Briefly comprises an entrance hall, a spacious living room with a bay window allowing plenty of natural light, and a modern fitted kitchen / diner with integrated appliances. Upstairs offers two double bedrooms, a third single bedroom, and a family bathroom. Outside there is a front lawn and a block paved driveway providing off road parking. Side access to detached garage. Generous sized rear garden laid with lawn and a flag paved patio area, enclosed by fencing.

Located on a quiet, popular estate of Clifton. The home is a stone's throw from the M60 motorway and local bus routes, ideal for commuters. A short stroll into Clifton Country Park for a nice scenic walk, or take the children to the park. Local schools nearby along with shops and further amenities!

TENURE  
Leasehold  
Lease Start DateBETA  
04 Mar 1955  
Lease End DateBETA  
25 Dec 2945  
Lease TermBETA  
999 years from 25 December 1946

SATELLITE / FIBRE TV AVAILABILITY  
BT  
Sky

LOCAL AUTHORITY  
Bolton

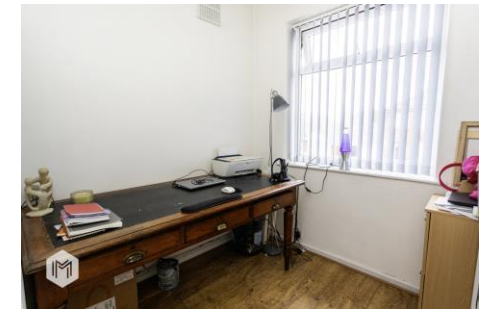
COUNCIL TAX  
Band: C  
Annual Price: £1,909

FLOOD RISK  
No Risk

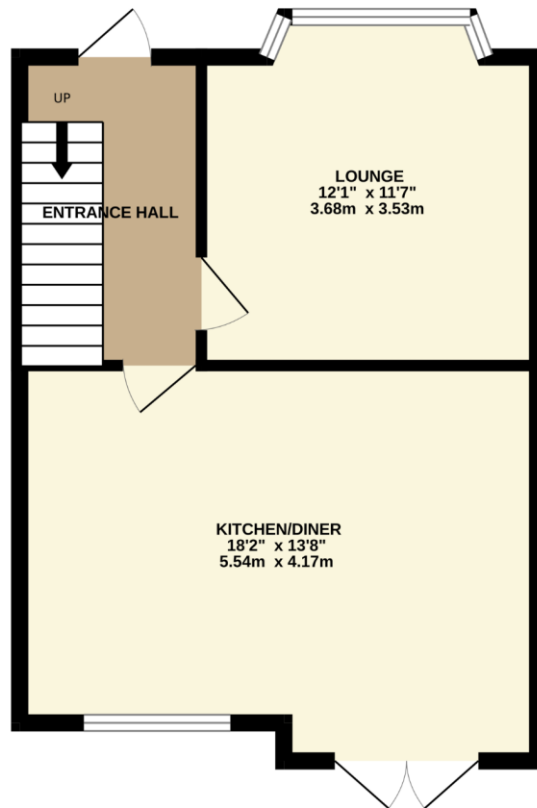
MOBILE COVERAGE  
EE - Average  
Vodafone - Average  
Three - Average  
O2 - High

BROADBAND  
Basic 25 Mbps  
Ultrafast 1000 Mbps

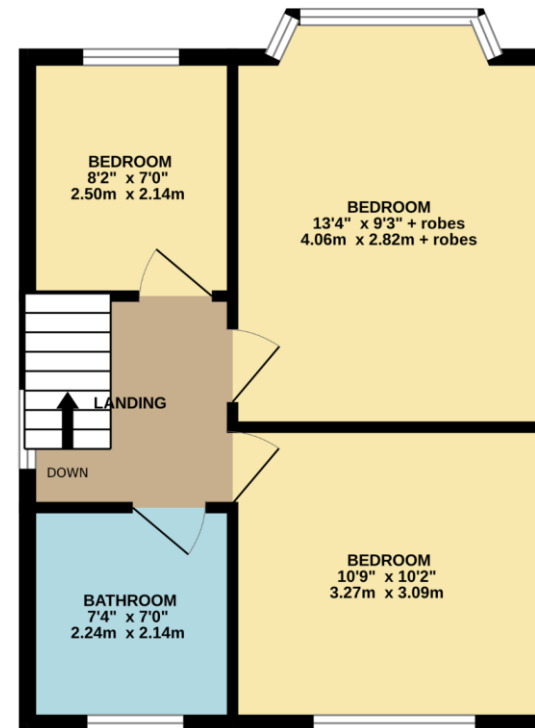




GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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