



KILDARE STREET, BOLTON

OFFERS OVER £220,000 Leasehold

DECEPTIVELY LARGE THREE BEDROOM TRADITIONAL SEMI DETACHED

SOLD

- A TRADITIONAL SEMI DETACHED PROPERTY
- AMPLE OFF ROAD PARKING
- EASY ACCESS TO MAJOR MOTORWAY NETWORK

DECEPTIVLEY LARGE THREE BEDROOM TRADITIONAL SEMI DETACHED

Eric Clarke are delighted to introduces to the market a fantastic opportunity to be the owner of a traditional & larger than average semi-detached property, located on the highly popular Kildare Street. This beautifully presented 3-bedroom semi-detached house offers a fantastic opportunity for those seeking a spacious and characterful family home. With its abundance of living space, convenient location and attractive features, this property is sure to tick all the boxes.

Situated towards the end of Kildare Street, in an almost cul-de-sac position, this property benefits from a quiet position, ensuring peace and quiet. The property is well-connected, with easy access to the M61 motorway and Farnworth Centre, allowing for convenient commuting and access to a range of amenities. Farnworth & Kearsley Train Station is also just a short drive away, providing excellent commuter links into Manchester City Centre. The area itself is highly sought after, with its proximity to local amenities and the large, attractive properties that line Kildare Street.

Entering the property, you are welcomed by a spacious hallway struck by the wealth of character that flows throughout. The ground floor boasts two spacious reception rooms, and a large kitchen/diner provides ample space for cooking and dining, making it the heart of the home. Upstairs, the property benefits from three good-sized bedrooms, providing plenty of space to accommodate a growing family and a four piece bathroom suite.

Outside, this property boasts fantastic outdoor space for both relaxation and entertaining. The front of the property is framed by a lovely laid to lawn area, bordered with a wall and trees that provide privacy. The well-maintained rear garden features a patio area off the dining room, perfect for soaking up the sun or enjoying outdoor dining. The expansive lawn area stretches the full width of the property, providing plenty of space for children to play or for keen gardeners to indulge their green fingers. The side of the property features a driveway, which conveniently continues from the front driveway and has the potential of extending the property further (STPP).

We Encourage internal viewing to really discover what this fantastic property has to offer, Call our office today.

Council Tax Band: B (Bolton Council)
Tenure: Leasehold (899 years)
Ground Rent: £3.75 per year

Entrance hall

A large hallway which provides access to the downstairs W.C. which is directly by the front door and under-stair storage.

Living room

w: 3.18m x l: 3.43m (w: 10' 5" x l: 11' 3")

Feature gas fire, bay window and opening onto the dining room.

Dining Room

w: 4.22m x l: 3.58m (w: 13' 10" x l: 11' 9")

Double doors leading to the rear garden

Kitchen/diner

w: 2.95m x l: 6.53m (w: 9' 8" x l: 21' 5")

Fitted white kitchen with freestanding Aga style oven, space for washing machine & fridge/freezer. Door leading to the side of the property.

Bedroom 1

w: 3.2m x l: 3.68m (w: 10' 6" x l: 12' 1")

Bedroom 2

w: 3.2m x l: 3.48m (w: 10' 6" x l: 11' 5")

Bedroom 3

w: 3.02m x l: 2.11m (w: 9' 11" x l: 6' 11")

Bathroom

w: 1.93m x l: 2.31m (w: 6' 4" x l: 7' 7")

Four piece bathroom suite with walk in shower, bath, sink & w.c.



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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.