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## Kendal Road, Bolton, BL1 4DS

### £140,000

#### MODERN MID TERRACE HOME

Situated on Kendal Road in the vibrant town of Bolton, this spacious terraced home presents an excellent opportunity for first-time buyers seeking a comfortable and stylish living space. The property boasts modern decor and contemporary appliances throughout, ensuring a move-in ready experience that combines both functionality and aesthetic appeal.

As you step inside, you will be greeted by a bright and inviting atmosphere, perfect for both relaxation and entertaining. The well-designed layout maximises space, providing ample room for everyday living. Each area flows seamlessly into the next, creating a harmonious environment that is both practical and pleasing to the eye.

One of the standout features of this home is its proximity to local amenities. Residents will find themselves just a short distance from a variety of shops, cafes, and essential services, making daily errands and leisure activities easily accessible. This prime location not only enhances convenience but also enriches the overall lifestyle that this property offers.

In summary, this terraced house on Kendal Road is an ideal choice for those embarking on their homeownership journey. With its modern finishes, spacious layout, and close-knit community feel, it promises to be a delightful place to call home. Do not miss the chance to view this charming property and envision your future in this lovely Bolton neighbourhood.



# Kendal Road, Bolton, BL1 4DS

## £140,000

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- Spacious Mid Terrace Property
  - Modern Fitted Kitchen
  - On Street Parking
  - EPC Rating D
- Two Bedrooms
  - Versatile Attic Room
  - Tenure Leasehold
- Three Piece Bathroom Suite
  - Enclosed Yard to Rear
  - Council Tax Band A

### Ground Floor

#### Entrance Vestibule

3'5 x 3'2 (1.04m x 0.97m)

UPVC front door and door to reception room.

#### Reception Room

13'3 x 12'9 (4.04m x 3.89m)

UPVC double glazed window, central heating radiator, coving, picture rail, gas fire with stone surround and wooden mantel, television point, wood effect laminate flooring and door to kitchen.

#### Kitchen

13'3 x 12'11 (4.04m x 3.94m)

UPVC double glazed window, upright central heating radiator, range of panel wall and base units with marble effect work surfaces, tiled splashback, composite sink and drainer with high spout spring mixer tap, integrated high rise oven, four ring induction hob and extractor hood, space for fridge freezer, plumbing for washing machine, breakfast bar, spotlights, wood effect laminate flooring, hardwood door to rear and stairs to first floor.

### First Floor

#### Landing

6'3 x 5'9 (1.91m x 1.75m)

Doors leading to two bedrooms, shower room and stairs to attic room.

#### Bedroom One

13'3 x 12'9 (4.04m x 3.89m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bedroom Two

13'2 x 6'7 (4.01m x 2.01m)

UPVC double glazed window, central heating radiator and spotlights.

#### Shower Room

9'8 x 6'4 (2.95m x 1.93m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, tiled elevations, spotlights and tiled flooring.

### Second Floor

#### Attic Room

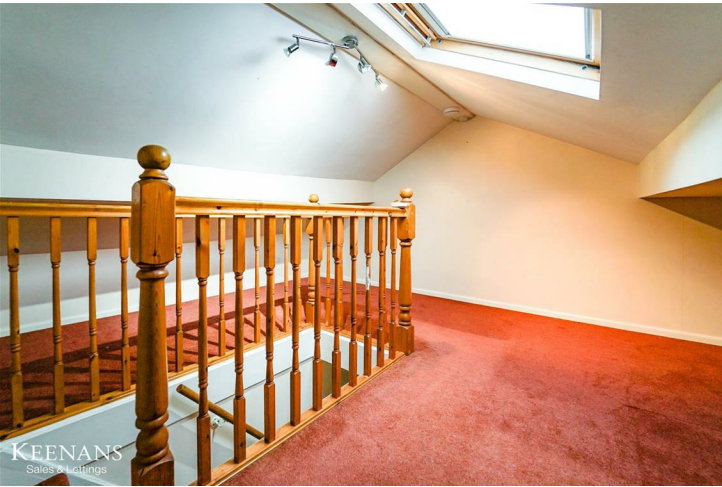
15'2 x 12'6 (4.62m x 3.81m)

Velux window.

#### External

#### Rear

Enclosed paved yard with gate to shared access road.



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