



**Kingsdale Drive, Bolton BD2,**

**£199,950**

**\* SEMI DETACHED \* THREE BEDROOMS \* NO ONWARD CHAIN \* FAMILY HOME \*  
\* TWO RECEPTION ROOMS \* GARDENS \* DRIVE \* GARAGE \* CUL-DE-SAC LOCATION \***

Available with no onward chain, is this delightful three bedroom semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, kitchen, separate dining room, three first floor bedrooms and a house bathroom with white suite. To the outside there are good sized gardens, driveway and garage.



## Reception Hall

With radiator.

## Lounge

16' x 10'8" (4.88m x 3.25m)

With a coal effect gas fire set in chimney breast, radiator.

## Kitchen

8'1" x 8'4" (2.46m x 2.54m)

With wall and base units incorporating laminated sink unit, stainless steel oven and hob, plumbing for auto washer.

## Dining Room

8'9" x 8'2" (2.67m x 2.49m)

With radiator and upvc French doors to rear garden.

## First Floor

### Bedroom One

14'5" x 8'7" (4.39m x 2.62m)

With fitted wardrobes, drawers and dresser, radiator.

### Bedroom Two

10'1" x 10'7" (3.07m x 3.23m)

With radiator.

### Bedroom Three

8'7" max x 7'1" max (2.62m max x 2.16m max)

With radiator and built in cupboard.

## Bathroom

Three piece white suite, tiled walls and radiator.

## Exterior

To the outside there are lawned and bedded gardens to both front and rear with patio. There is a driveway to the side leading to a detached garage.

## Directions

From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the 2nd exit onto Idle Rd, at Bolton junction turn right onto Bolton Rd, right onto Kingsdale Cres, right onto Kingsdale Dr and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

C / Bradford



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(13-38) <b>F</b>			(13-38) <b>F</b>		
(1-12) <b>G</b>			(1-12) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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