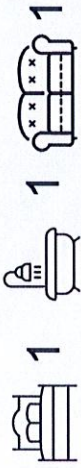




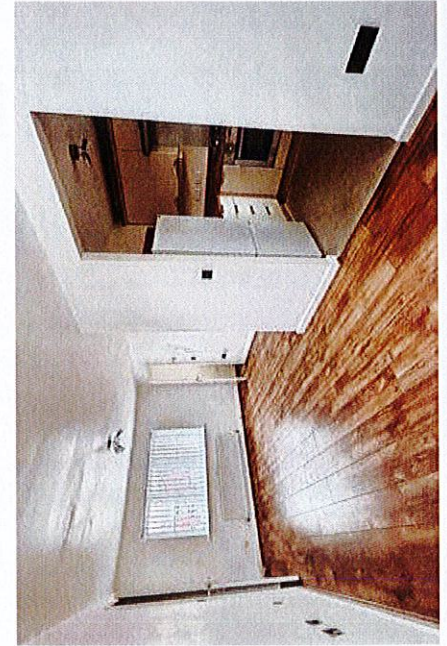
**Kelstern Close, Bolton**

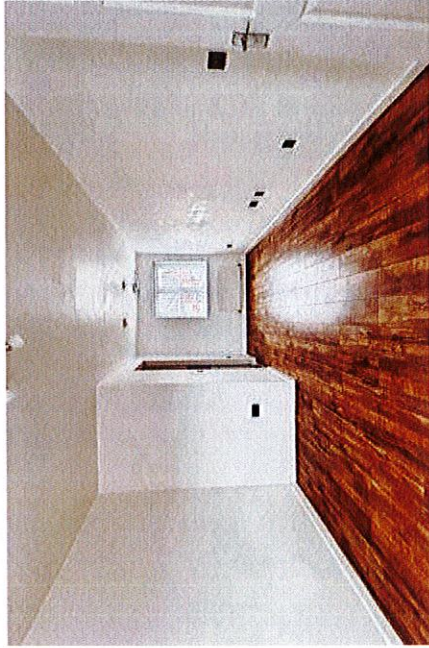
**OIRO £85,000**



### **Key Features**

- One bedroom apartment
- No chain
- Ideal first time buy/investment
- Close to local amenities
- Good condition
- Popular location
- EPC rating C
- Leasehold





Welcome to this delightful one bedroom apartment that is up for sale in the popular Tonge Fold, Bolton! This property is in good condition and is ideal for first-time buyers and investors alike. Nestled in a highly sought-after location, it offers convenient access to public transport links, local amenities, and nearby schools.

comfortable living.

The apartment is energy efficient with an EPC rating of C and sits within council tax band A, making it a financially smart choice.

One of the unique features of this property is its open-plan layout, which not only maximises the use of space but also encourages a more interactive lifestyle.

Stepping inside this charming property, you'll find an open-plan reception room that is not only spacious but also inviting. The laminate flooring adds a touch of elegance and the layout provides ample space for both relaxation and entertainment.

In summary, this apartment is a fantastic opportunity not to be missed. It offers a blend of comfort, convenience, and affordability in a coveted location. Don't delay, arrange a viewing today!

The property boasts one kitchen that is well equipped with wood countertops, wall and base units, and a gas hob. Whether you're an avid cook or a beginner, this kitchen is perfect for preparing your favourite meals.

### Tenure & council tax band

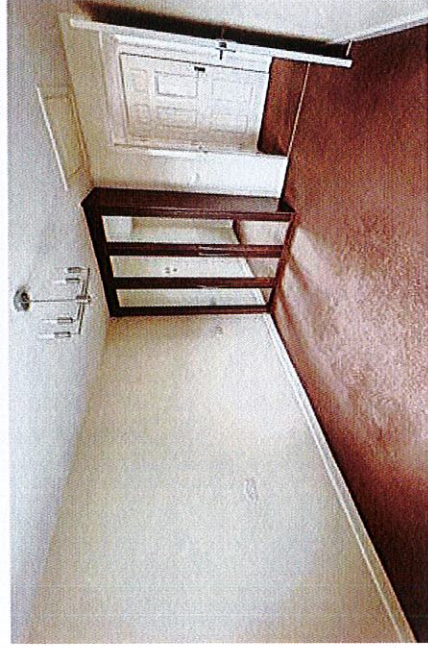
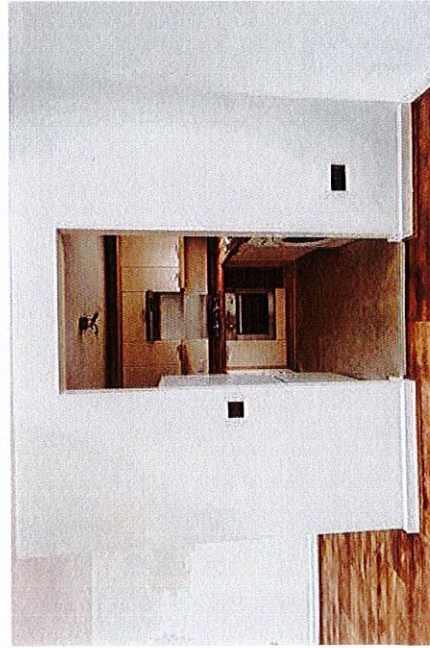
We are advised that the property is leasehold (£\*\*\* per annum with \*\*\*\*\* years remaining. The service charge is £\*\*\* per annum. The property is Bolton council tax band A.

### Hallway/stairs

Upon entering the property there is a hallway with carpeted flooring, radiator and ceiling light. You will then need to go up the staircase to gain access into the apartment on the first floor.

### Lounge/dining

A spacious lounge with laminate flooring, radiator, ceiling light and space for a dining table near the entrance to the kitchen.



### **Kitchen**

Fitted kitchen to the front of the property with a variety of wall and base units, wooden work tops, gas hob with electric oven, ceiling light and lino flooring.

### **Bedroom one**

Carpeted double bedroom located to the front of the property with fitted wardrobes, radiator and ceiling light

### **Bathroom**

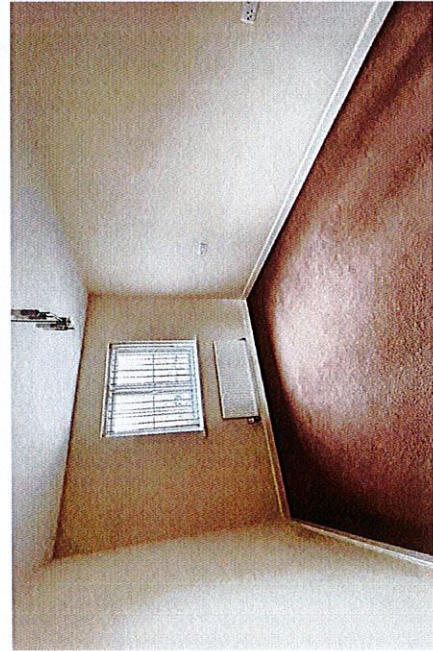
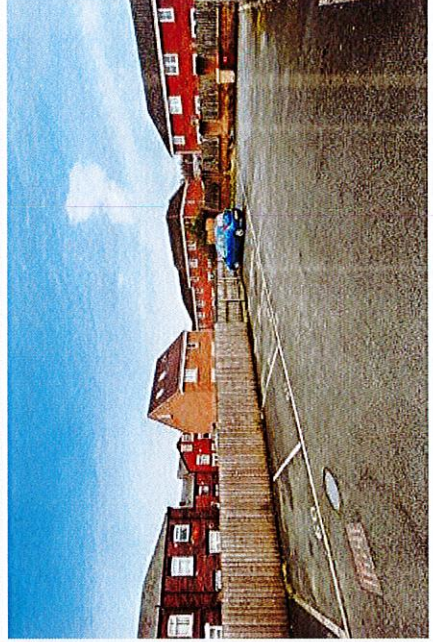
Fitted bathroom suite comprising WC, hand basin, bath with shower and ceiling light

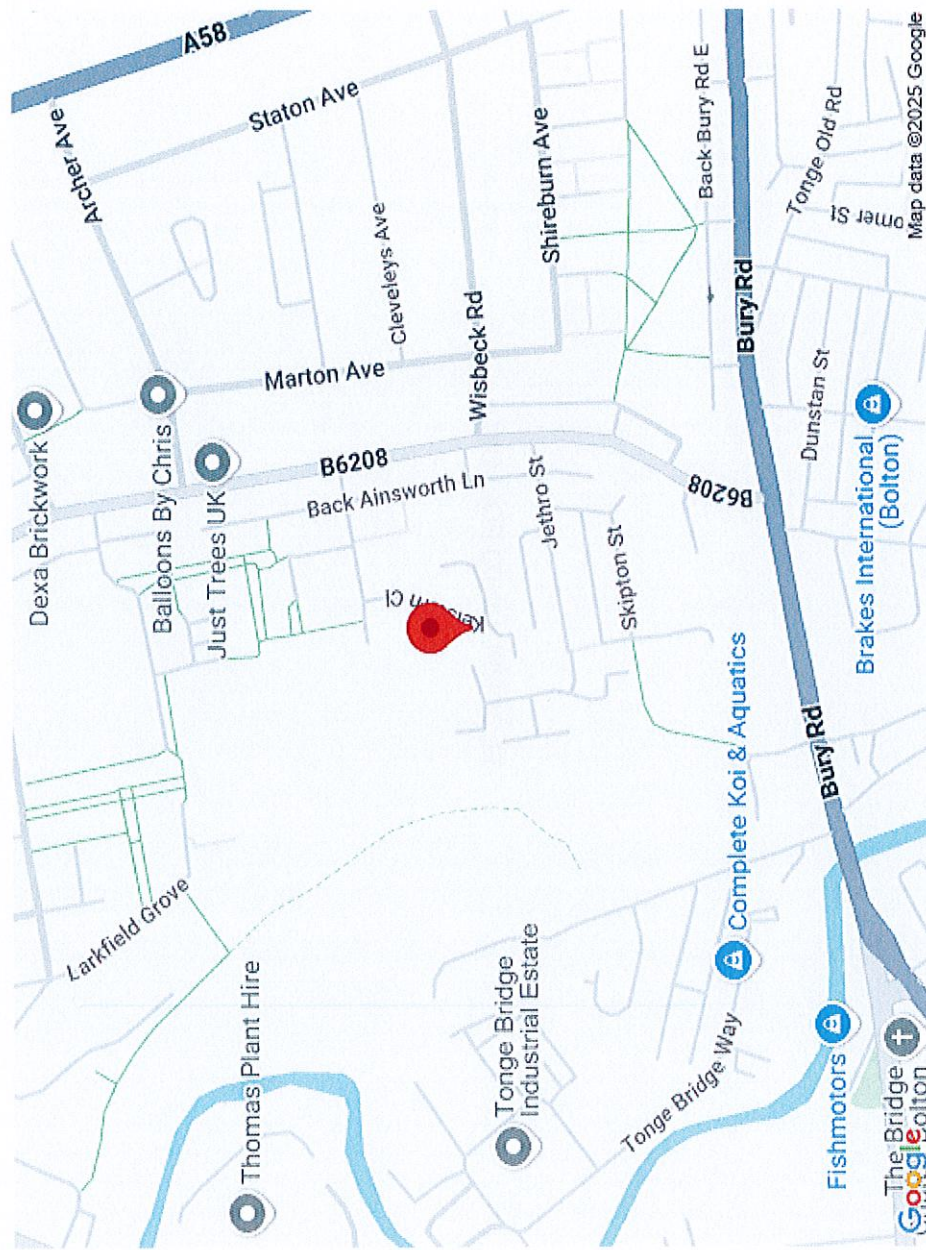
### **External**

Situated on a popular development nestled away in a quiet corner with car park to the rear.

### **Disclaimer**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





FLOORPLAN TO FOLLOW