



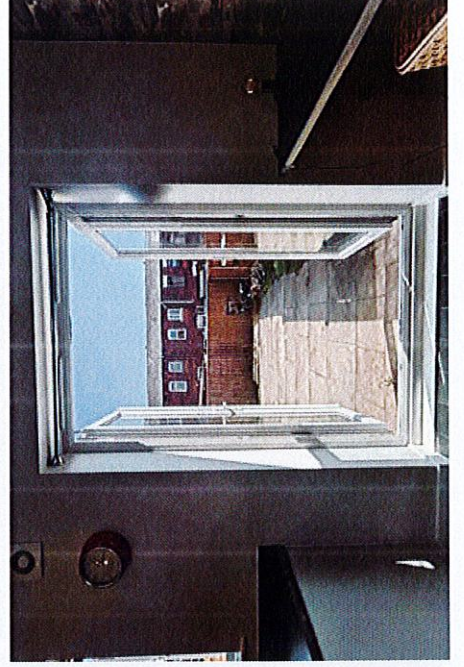
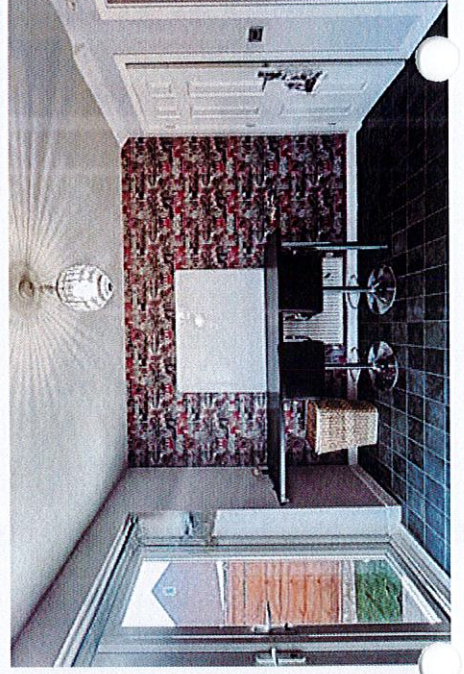
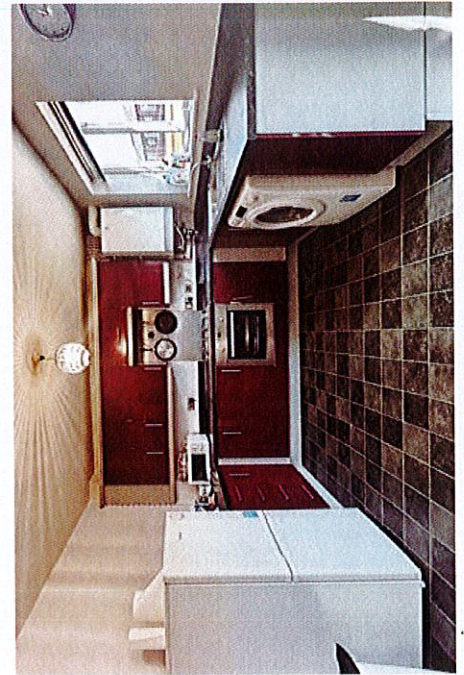
Kelstern Close, Bolton

OIRO £200,000



Key Features

- Four bedroom
- Ideal family home
- Ground floor WC
- Close to local amenities
- Desirable location
- 2 allocated car parking spaces
- EPC rating TBC
- Council tax band B





Welcome to this charming 4 bedroomed townhouse property for sale in Tonge Fold, Bolton. It is in good condition and ready to welcome its new owners. Located in a sought-after area, this property is conveniently close to public transport links, nearby schools and local amenities. Not to mention, the nearby parks perfect for family outings or peaceful walks.

long day or entertain guests.

Two bathrooms are available to cater to the needs of a busy household. The family bathroom is equipped with a WC, hand basin, bath, and an electric shower. The additional bathroom is a functional downstairs WC with a hand basin and radiator.



Finally, this home offers unique features such as parking and a garden. Imagine spending sunny afternoons in your own private outdoor space or never having to worry about finding a parking spot again.

In council tax band B, this home is a great opportunity not to be missed!

Tenure & Council Tax Band

We are advised that the property is Leasehold (**** years remaining) and within Bolton Council Tax Band B.



Hallway

Double glazed upvc door to the front of the property. Carpeted entrance hall providing access to the w.c and lounge.

Lounge

Spacious lounge with laminated flooring and open staircase providing access to the first floor. Double glazed upvc window to the front of the property, radiator and ceiling light.

This lovely home boasts four bedrooms, making it an ideal choice for first-time buyers or growing families. The three double bedrooms are generously proportioned, offering plenty of space to create your perfect haven. The fourth bedroom is a cosy single room, great as a children's room or home office.

Let's talk about the heart of the home - the kitchen. This open-plan space is flooded with natural light, offering an inviting space to cook, dine, and entertain. The added dining space makes it a practical and versatile area for all your family meals or dinner parties.

The property features a spacious reception room, complete with laminate flooring, where you can unwind after a



Kitchen/dining

A range of both base and wall units in a burgundy gloss with black worktops complete with four ring gas hob, electric cooker and plumbed for a washing machine. Access to the under stair storage. Double glazed upvc window to the rear elevation as well as double glazed patio doors leading out to the rear garden.

Downstairs WC

Comprising w.c and corner hand basin, radiator and ceiling light. Double glazed upvc window to the front of the property.

Bedroom one

Carpeted bedroom with double glazed upvc window to the front of the property, radiator and ceiling light.

Bedroom two

Carpeted bedroom with double glazed upvc window to the rear of the property, radiator and ceiling light.

Bedroom three

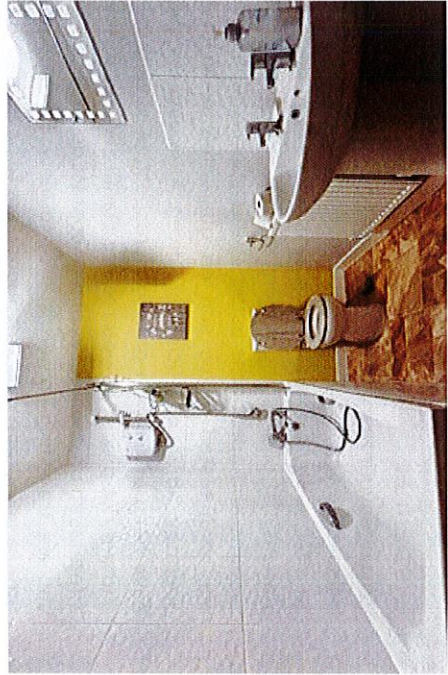
Carpeted bedroom with double glazed upvc window to the front of the property, radiator and ceiling light.

Bedroom four

Carpeted bedroom with double glazed upvc window to the rear of the property, radiator and ceiling light.

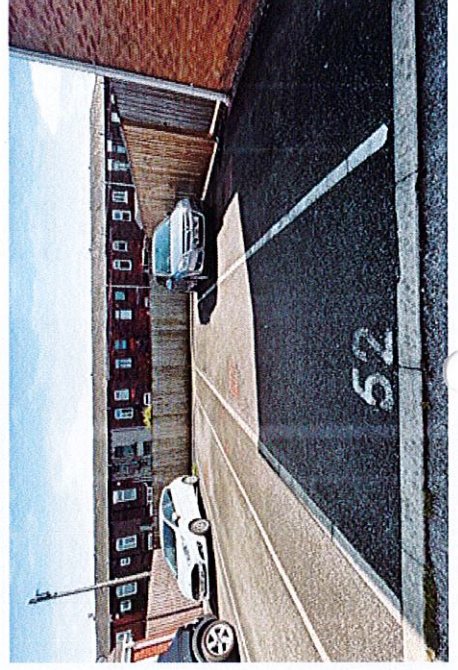
External

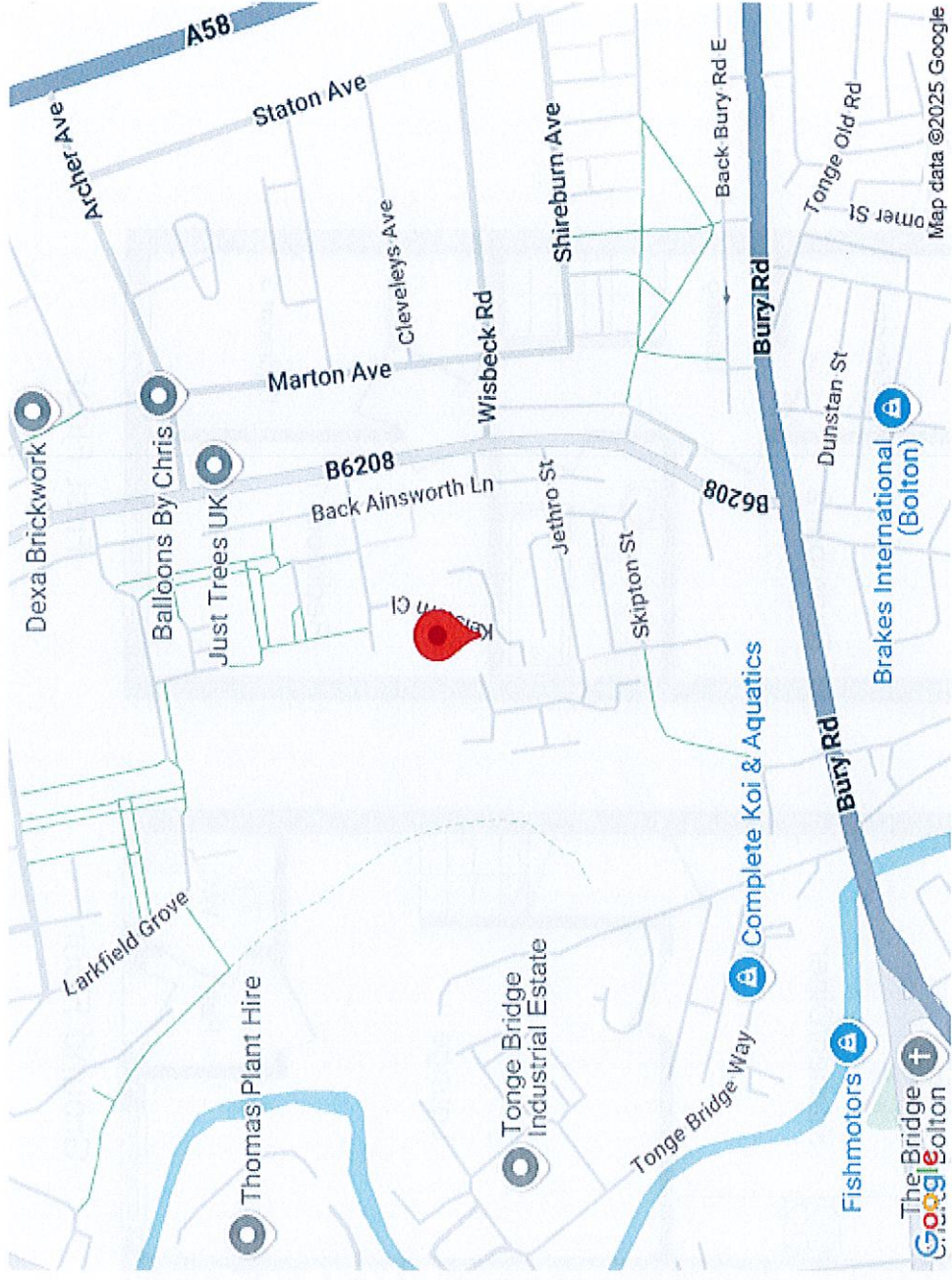
To the front of the property is a small garden area, two allocated parking spaces are located a short walk away to the side of the property. To the rear is a good sized, low maintenance garden.



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.





Archer Ave

A58

Staton Ave

Cleveleys Ave

Wisbeck Rd

Shireburn Ave

Back Bury Rd E

Tonge Old Rd

Map data ©2025 Google

Dexa Brickwork

Balloons By Chris

Just Trees UK

Marion Ave

B6208

Back Ainsworth Ln

Jethro St

Skipton St

B6208

Dunstan St

Brakes International (Bolton)

Larkfield Grove

Thomas Plant Hire

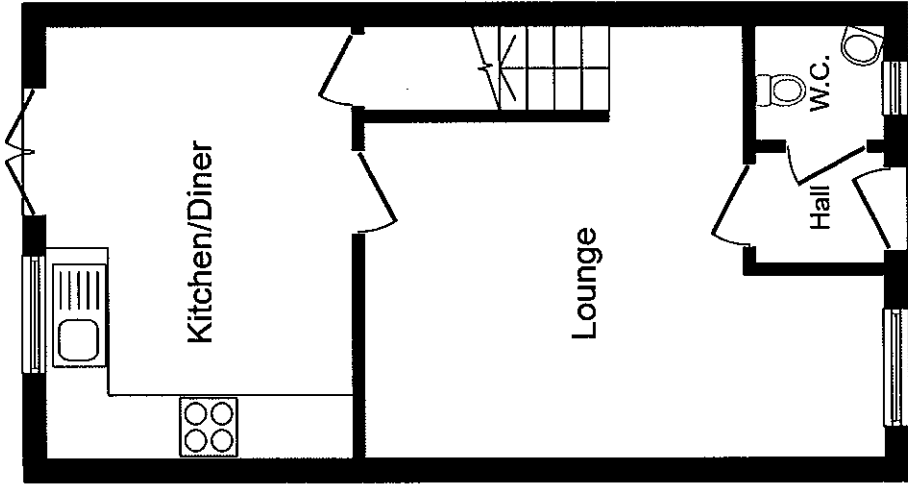
Tonge Bridge Industrial Estate

Tonge Bridge Way

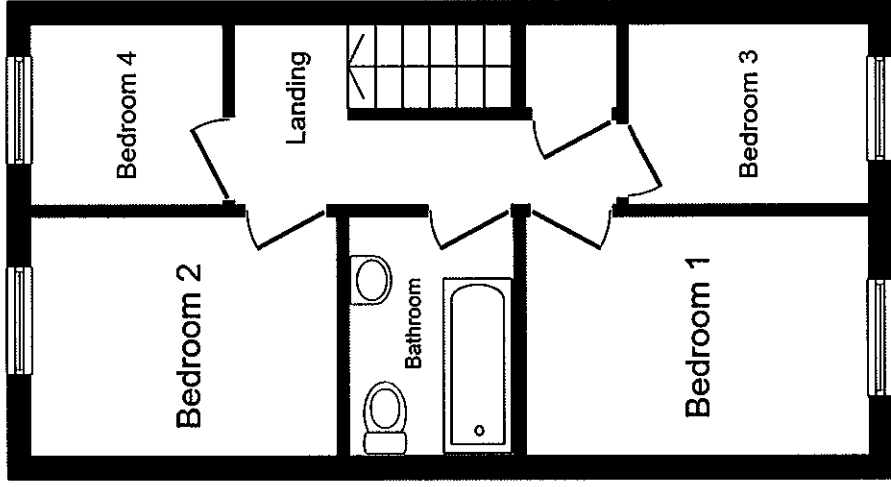
Complete Koi & Aquatics

Fishmotors

The Bridge Bolton



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io