

## Kildare Street, Bolton, BL4 9NP

£170,000

A FANTASTIC THREE-BEDROOM HOME

Nestled in the heart of Farnworth, Bolton, this charming three-bedroom house on Kildare Street presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts spacious rooms that create a welcoming atmosphere, perfect for family living or entertaining guests.

One of the standout features of this home is the extra room in the loft, which offers versatile usage options, whether as a study, playroom, or additional storage space. The modern fitted kitchen is a delight for any cooking enthusiast, equipped with contemporary appliances and ample storage, making meal preparation a pleasure. The stylish bathroom complements the overall modern aesthetic of the home, ensuring comfort and convenience.

Outside, the low maintenance rear garden provides a tranquil retreat, ideal for enjoying sunny afternoons or hosting barbecues with friends and family. This outdoor space is designed to be easily cared for, allowing you to spend more time enjoying your home rather than maintaining it.

With its appealing features and prime location, this property is not to be missed. It offers a perfect blend of comfort, style, and practicality, making it an ideal choice for those looking to settle.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Leasehold
- Modern Fitted Kitchen
- Enclosed Rear Yard
- EPC Rating TBC
- Three Bedroom Mid Terraced Property
- Two Reception Rooms
- On Street Parking
- Extra Loft Room
- Four-Piece Bathroom
- Council Tax Band A

## Ground Floor

### Entrance

### Hallway

25'6 x 3'4 (7.77m x 1.02m)

### Reception Room One

12'9 x 12'2 (3.89m x 3.71m)

### Reception Room Two

14'8 x 13 (4.47m x 3.96m)

### Kitchen

11'7 x 7'8 (3.53m x 2.34m)

## First Floor

### Landing

14'9 x 5'9 (4.50m x 1.75m)

### Bedroom One

13 x 9'6 (3.96m x 2.90m)

### Bedroom Two

15'3 x 9'7 (4.65m x 2.92m)

### Bedroom Three

9'3 x 6 (2.82m x 1.83m)

### Bathroom

10'9 x 7'8 (3.28m x 2.34m)

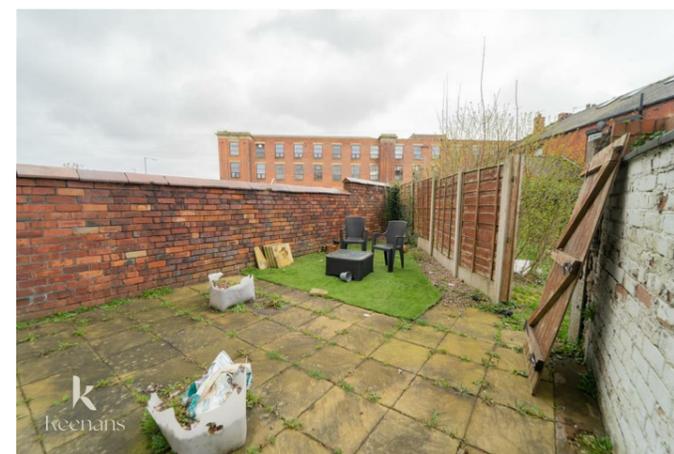
### Loft Room

16'1 x 9'4 (4.90m x 2.84m)

## External

### Front

### Rear



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