



Kestrel Drive, Bolton, BD2,

£155,000

**** SEMI DETACHED ** THREE BEDROOMS ** THROUGH LOUNGE WITH DINING AREA **
* CONSERVATORY * GARDENS & GARAGE * CUL-DE-SAC LOCATION ***

A fantastic opportunity for a growing family to purchase this traditional style three bedroom semi detached house.

Benefits from gas central heating and upvc double glazing.

Reception hall, through lounge with dining area, conservatory, light oak effect fitted kitchen, three first floor bedrooms and a white house bathroom.

To the outside there are gardens, driveway and garage.



Traditional style three bedroom semi detached house.
A fantastic opportunity for a growing family.
The accommodation benefits from gas central heating, upvc double glazing and briefly comprises reception hall, through lounge with dining area, conservatory, light oak effect fitted kitchen, three first floor bedrooms and a white house bathroom.
To the outside there are gardens, driveway and garage.

Reception Hall

With radiator.

Through Lounge / Dining Area

24' x 11'7" (7.32m x 3.53m)

Having a coal effect gas fire in feature fireplace, two radiators, patio doors to conservatory.

Kitchen

11'3" x 6'7" (3.43m x 2.01m)

Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel cooker, plumbing for dishwasher, part tiled walls and radiator.

Conservatory

9'9" x 9'2" (2.97m x 2.79m)

First Floor Landing

Bedroom One

12'3" x 9'5" (3.73m x 2.87m)

With radiator.

Bedroom Two

12'2" x 9'2" (3.71m x 2.79m)

With radiator and access to loft.

Bedroom Three

6'3" x 6'8" (1.91m x 2.03m)

With radiator.

Bathroom

Three piece white suite comprising spa style bath, low suite wc, vanity sink unit, tiled walls and radiator.

Loft

Boarded. Ideal for storage. Accessed via a pull down ladder.

Exterior

To the outside there are gardens to both front and rear with wood decked patio area, together with a driveway to the side leading to a detached garage.

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout proceed straight ahead onto Idle Road, take the right onto High House Road, left onto Kestrel Drive and the property will shortly be seen displayed via our For Sale board.

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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