



## Kestrel Mount, Bolton

**£159,950**

**\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* CONSERVATORY \*\* MODERN KITCHEN & BATHROOM \*\*  
\* VIEWS TO FRONT \* GARAGE \* PARKING \* LOVELY ENCLOSED GARDENS \***

Occupying a delightful cul-de-sac setting and offering 'ready to move into' accommodation, is this very well presented three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, 18ft lounge, conservatory, newly fitted modern kitchen, three first floor bedrooms and a modern white house bathroom.

To the outside there is ample parking, garage and enclosed rear lawned garden.

Viewing is highly recommended.





Very well presented three bedroom semi detached house.

Occupying a delightful cul-de-sac setting.

Offering 'ready to move into' accommodation benefiting from gas central heating, upvc double glazing and briefly comprising reception hall, 18ft lounge, conservatory, newly fitted modern kitchen, three first floor bedrooms and a modern white house bathroom.

To the outside there is ample parking, garage and enclosed rear lawned garden.

Viewing is highly recommended.

### Reception Hall

### Lounge

18'7" x 11'6" (5.66m x 3.51m)

Having a coal effect gas fire in modern fireplace surround with marble inset and hearth, radiator.

### Kitchen

11'2" x 6'7" (3.40m x 2.01m)

Modern grey fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, radiator.

### Conservatory

10'9" x 8' (3.28m x 2.44m)

With laminated wood floor.

### First Floor Landing

### Bedroom One

12'2" x 9'4" (3.71m x 2.84m)

With radiator.

### Bedroom Two

12'1" x 9'1" (3.68m x 2.77m)

With radiator.

### Bedroom Three

6'5" x 6'1" (1.96m x 1.85m)

With radiator.

### Bathroom

Three piece modern white suite, part tiled walls.





### Loft

Part boarded. Accessed via a pull down ladder.

### Exterior

To the outside there is a garden to the front with driveway to the side leading to a single garage, together with a lovely enclosed garden to the rear with wood decked patio.

### 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 into Idlecroft Road, proceed to the end taking the right into Bradford Road. Proceed straight ahead at the Morrisons mini-roundabout and at Five Lane Ends roundabout take the second exit into Idle Road, proceed for a third of a mile before taking the right into High House Road, take the third left onto Kestrel Mount and the property will be seen displayed via our For Sale board.

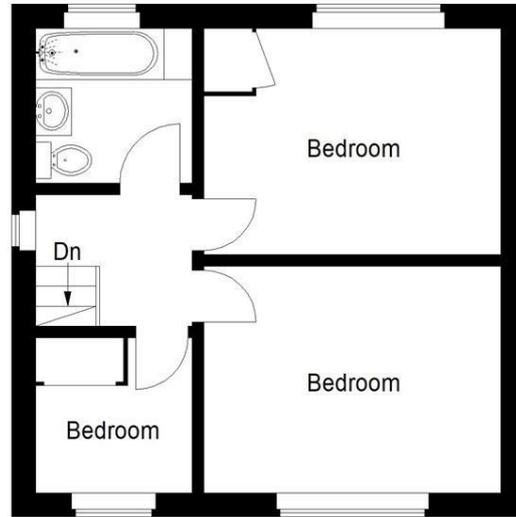


# Kestrel Mount, BD2

Approximate Gross Internal Area  
83.6 sq m / 900 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID 723756)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(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>	66	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### 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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email [keighley@sugdensesstates.co.uk](mailto:keighley@sugdensesstates.co.uk)  
 website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)

