



31 Kingsley Street, Bolton

£130,000 Freehold

Two double bedroom terrace property • Loft Room • Two reception rooms • Walnut fitted kitchen with integrated fridge freezer • Utility Room • Feature media wall in lounge with electric fireplace • Three piece bathroom suite with electric shower over the bath • Walking to local mosques • Close to good schools both primary and secondary • Close to local amenities

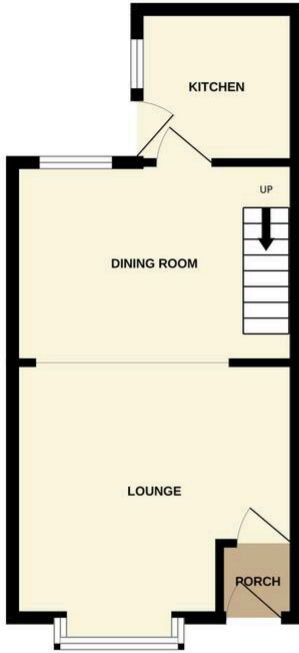




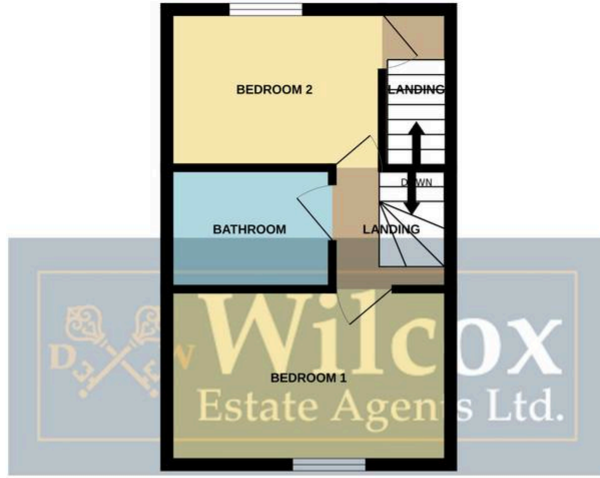
This beautifully presented two double bedroom terraced house offers a perfect blend of modern comfort and traditional charm, making it an ideal choice for first-time buyers, families or investors. The property features two spacious reception rooms, providing flexible living and dining options, with the lounge benefitting from a contemporary feature media wall and an elegant electric fireplace (perfect for relaxing evenings at home). The walnut fitted kitchen is equipped with an integrated fridge freezer, offering both style and practicality, and leads to a separate utility room for added convenience.

Upstairs, you will find two generous double bedrooms, along with a versatile loft room that can be used as a home office, playroom or additional storage space. The three piece bathroom suite includes an electric shower over the bath, providing a functional and stylish space for the whole family. Situated within walking distance to local mosques and close to highly regarded primary and secondary schools, this property also enjoys easy access to a range of local amenities, making it a superb location for daily living.

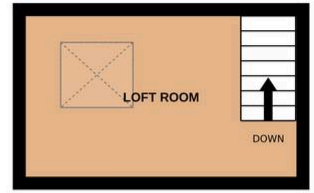
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Externally, the property is set back from the street behind a low level brick wall and wrought iron gate, creating a welcoming and secure entrance. To the rear, there is a concrete yard enclosed by a brick wall surround and a timber rear gate, offering a private and low maintenance outdoor space that is perfect for relaxing, entertaining or enjoying a morning coffee. The rear yard provides ample room for outdoor furniture, potted plants or even a small play area, making it suitable for a variety of lifestyles. With its excellent location, well-maintained interior and practical outside space, this property represents a fantastic opportunity to acquire a comfortable and versatile home in a sought-after area. Early viewing is highly recommended to fully appreciate all that this delightful terraced house has to offer.