



## 64 Kentfield Drive, Bolton

£240,000 Freehold

Three bedroom semi detached property • Modern kitchen with integrated appliances • Downstairs W.C. • Modern fitted wardrobes in both double bedrooms • Double driveway • Walking distance to Hall I'th Wood train station • Close to Asda, Lidl and other local amenities • Five minutes from Cannon Slade School • Showhome condition throughout • Excellent investment opportunity or First time buyer property

 **Wilcox**  
Estate Agents Ltd.

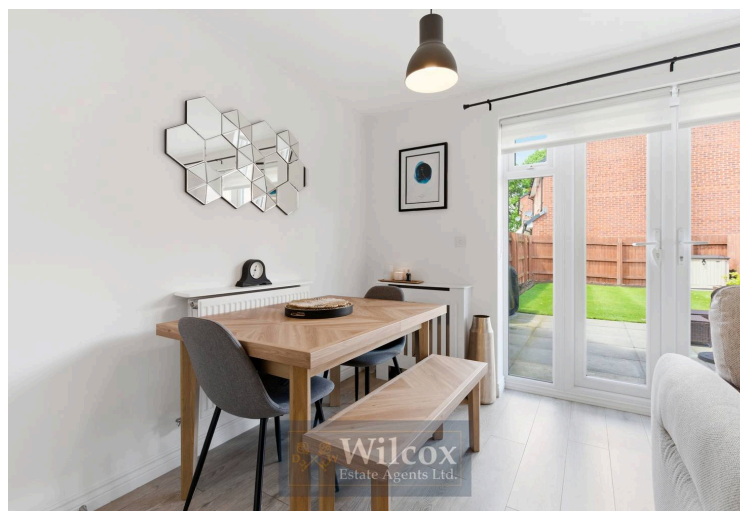




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This beautifully presented three bedroom semi detached house offers an exceptional opportunity for first time buyers or investors seeking a property in showhome condition throughout. The home features a welcoming entrance hallway with a convenient downstairs W.C., leading into a spacious lounge that provides a comfortable and inviting living space. The modern kitchen is fitted with a range of integrated appliances, offering both style and practicality for every-day living. Both double bedrooms benefit from modern fitted wardrobes, providing ample storage, while the third bedroom is ideal as a nursery, study, or guest room.



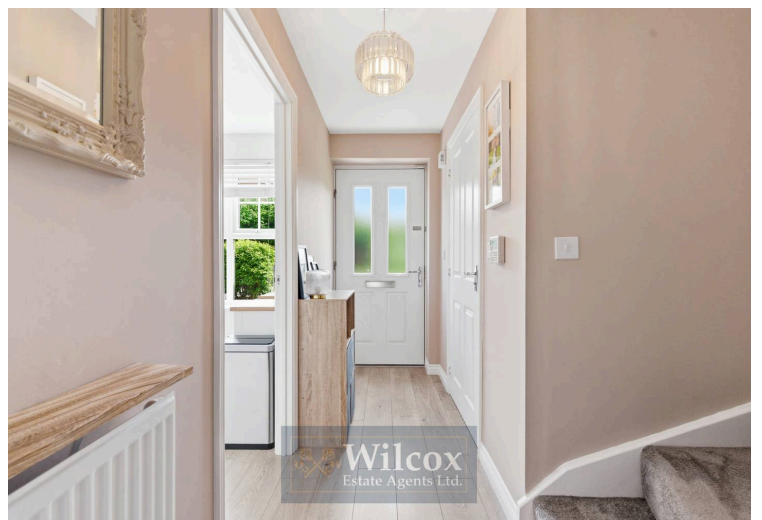
The family bathroom is finished to a contemporary standard, complementing the overall high-quality feel of the property. Located within walking distance of Hall I'th Wood train station, the property is perfectly placed for commuters. It is also close to major supermarkets including Asda and Lidl, as well as other essential local amenities. Families will appreciate being just five minutes from the highly regarded Cannon Slade School, making this an ideal location for those with children.

GROUND FLOOR

1ST 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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Outside, the property is approached via a flagged pathway that leads to the side, bordered by established bushes for added privacy and featuring an external gas metre for convenience. The double driveway, finished in tarmac, provides off-road parking for two vehicles, ensuring practicality for busy households. The manageable front garden adds to the property's kerb appeal, while the rear garden offers a secure and private outdoor space, perfect for relaxing or entertaining during the warmer months (subject to individual landscaping preferences). The overall plot size is ideal for those seeking low maintenance living without sacrificing outdoor enjoyment. With its excellent location, thoughtfully designed interior, and attractive outside space, this property represents a rare opportunity to acquire a move-in ready home in one of the area's most convenient and sought-after settings. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.