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2 KEILDER MEWS  
Bolton, BL1 5JQ  
Offers Over £425,000

# 2 KEILDER MEWS

## Property at a glance

- beautiful & much improved link detached family home
- three double bedrooms (master with fitted wardrobes)
- located within a highly desirable residential location positioned close by to all local amenities including nearby motorway networks, Bolton School, bars and restaurants
- double glazing & GCH system
- newly decorated & carpeted
- modern fitted kitchen with integrated appliances
- PVC double glazed conservatory with views overlooking the large private mature rear garden
- newly installed modern stylish family bathroom
- block paved driveway at the front leading to the attached single garage with electric roller shutter door further additional parking to the rear for two cars gained via double opening gates off New Hall Lane
- beautiful large private mature rear garden with mature trees, shrubs and borders offering a degree of privacy, offered for sale with vacant possession

Pearson Ferrier Black Label are delighted to present for sale this beautifully improved and exceptionally well-maintained Freehold three-bedroom link-detached family home, occupying an impressive corner plot within one of Bolton's most sought-after residential locations.

Offering spacious and versatile accommodation throughout, the property has been newly decorated and carpeted, creating a fresh and contemporary feel that is ready for immediate occupation. The accommodation comprises a welcoming entrance hallway, spacious lounge, modern fitted kitchen complete with integrated appliances, and a PVC double-glazed conservatory enjoying delightful views over the substantial rear garden.

To the first floor are three generous double bedrooms, including a superb principal bedroom with fitted wardrobes, together with a newly installed stylish family bathroom finished to a high standard.

Externally, the property occupies a large corner plot position, offering excellent potential to extend, subject to obtaining the relevant planning permissions. To the front is a block-paved driveway providing off-road parking for three cars leading to an attached single garage with electric roller shutter door. In addition, there is further secure parking to the rear for two vehicles, accessed via double opening gates from New Hall Lane.

A particular highlight of this superb home is the beautiful mature rear garden, featuring established trees, shrubs and well-stocked borders, providing a private and tranquil outdoor space ideal for families and entertaining alike.

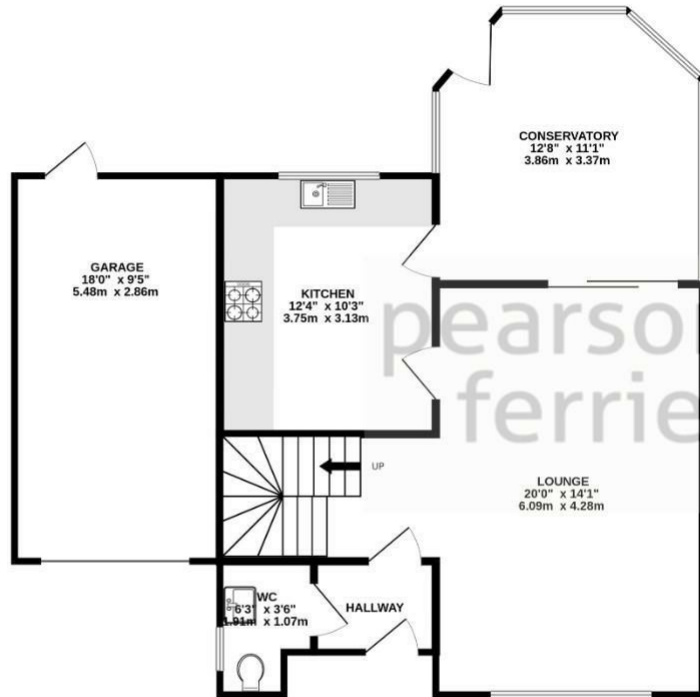
Ideally situated close to a wealth of local amenities, excellent schools including Bolton School, popular bars and restaurants, and convenient motorway connections, this outstanding family home combines location, space and future potential in equal measure.

Offered for sale with vacant possession, early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

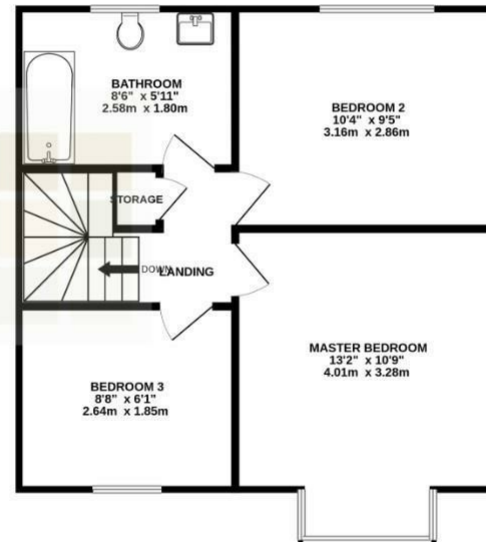




GROUND FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1361 sq.ft. (126.5 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions						
(92 plus) <b>A</b>	(B2 plus) <b>A</b>						
(81-91) <b>B</b>	(B1-91) <b>B</b>						
(69-80) <b>C</b>	(D4-6) <b>C</b>						
(55-68) <b>D</b>	(D3-4) <b>D</b>						
(49-54) <b>E</b>	(D2-3) <b>E</b>						
(39-48) <b>F</b>	(D1-2) <b>F</b>						
(1-38) <b>G</b>	(F) <b>G</b>						
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions						
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

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