



PEARSON FERRIER®  
**BLACK LABEL**

**2, Keilder Mews  
Heaton, Bolton  
£425,000**

# Keilder Mews Heaton, Bolton

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.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

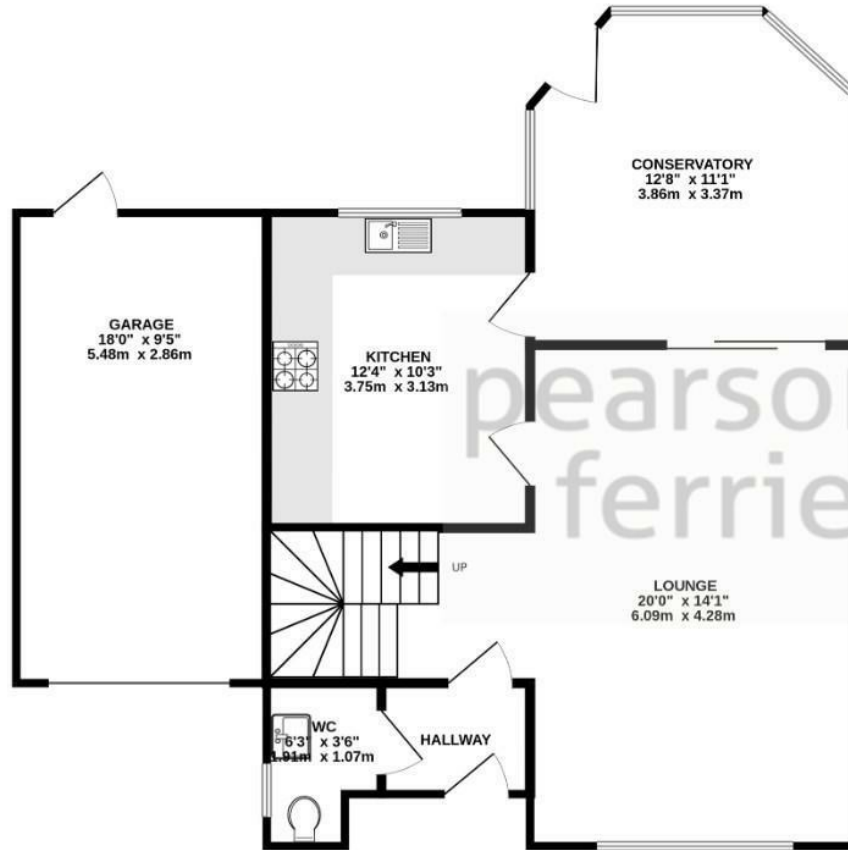




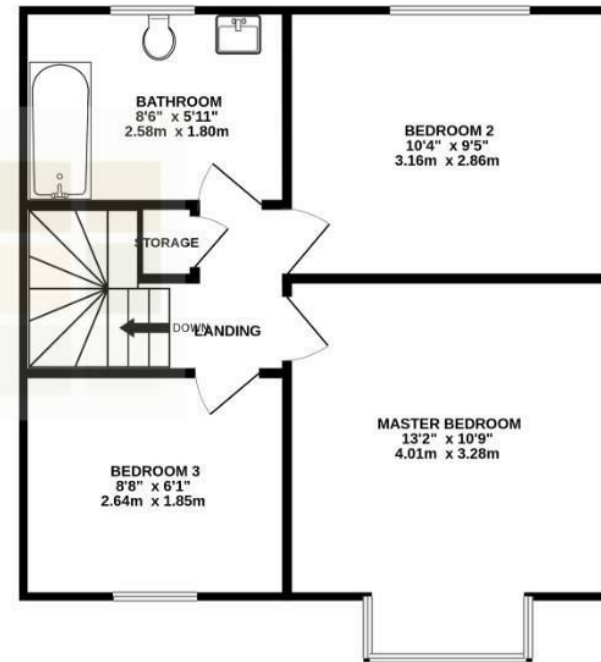




**GROUND FLOOR**  
821 sq.ft. (76.3 sq.m.) approx.



**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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