


## Tamar Close, Bolton, BL4 8PY

### Offers Over £230,000

Welcome to this beautifully presented home located on Tamar Close in the charming area of Kearsley, Bolton. This modern house is neutrally decorated throughout, providing a warm and inviting atmosphere that is perfect for families or those looking to grow.

The spacious layout offers ample room for family living, ensuring that everyone has their own space to relax and unwind. The property boasts a lovely garden, which is ideal for outdoor activities and entertaining. Additionally, the shed in the back garden is equipped with electricity, making it a versatile space that could serve as an extra utility area for a washing machine or even a home office, catering to the needs of modern living.

This delightful home is not only aesthetically pleasing but also practical, making it an excellent choice for families seeking a comfortable and functional living environment. With its convenient location and thoughtful features, this property is sure to impress. Don't miss the opportunity to make this wonderful house your new family home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- EPC RATING D
- THREE BEDROOMS
- LOW MAINTENANCE EXTERIORS
- MOVE IN READY
- COUNCIL TAX BAND B
- MODERNISED THROUGHOUT
- OFF ROAD PARKING
- VIEWING ESSENTIAL
- STUNNING FAMILY HOME
- TERRACED HOME

## Entrance

## Hallway

13'7 x 5'10 (4.14m x 1.78m)

## Reception Room

13 x 12'7 (3.96m x 3.84m)

## Kitchen

17 x 9'5 (5.18m x 2.87m)

## First Floor

## Landing

7'11 x 8 (2.41m x 2.44m)

## Bedroom One

11'8 x 10'10 (3.56m x 3.30m)

## Bedroom Two

11'1 x 10'9 (3.38m x 3.28m)

## Bedroom Three

7'9 x 8 (2.36m x 2.44m)

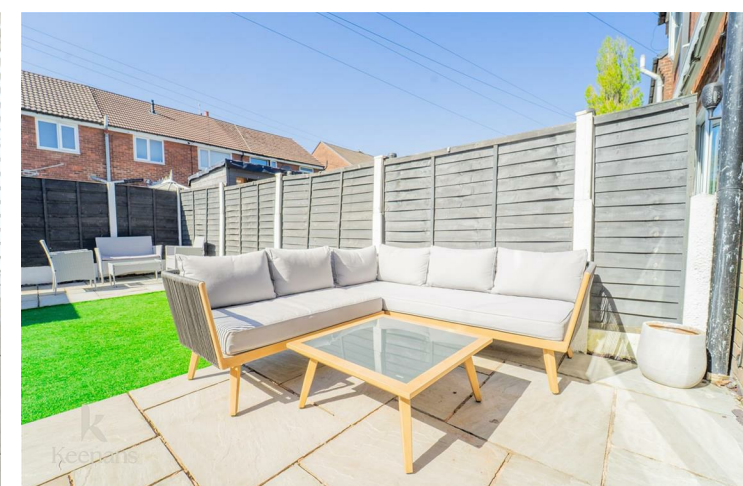
## Bathroom

7'10 x 5'6 (2.39m x 1.68m)

## External

## Front

## Rear



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