



FREEHOLD

House - Semi-Detached (EPC Rating: C)

**6 KILSBY CLOSE,  
LOSTOCK, BOLTON,  
BL6 4RB**

**£200,000**

FEATURES



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FREENEY & OLIVER  
ESTATES

## 2 Bedroom House - Semi-Detached located in Bolton

Nestled in the charming area of Kilsby Close, Lostock, Bolton, this delightful two-bedroom house offers a perfect blend of comfort and style. Upon entering, you will be greeted by a warm and inviting atmosphere, enhanced by the unique spiral staircase that adds a touch of elegance to the home.

The property features two well-proportioned bedrooms, with the first bedroom boasting built-in wardrobes, providing ample storage space and a tidy appearance. The bathroom is conveniently located, ensuring ease of access for both residents and guests.

One of the standout features of this home is the large rear garden, which is perfect for outdoor entertaining or simply enjoying a peaceful afternoon in the sun. The garden includes a section of decking, ideal for al fresco dining or relaxing with a good book.

Additionally, the property benefits from a driveway, offering off-road parking and added convenience. This house is not just a place to live; it is a sanctuary where you can create lasting memories.

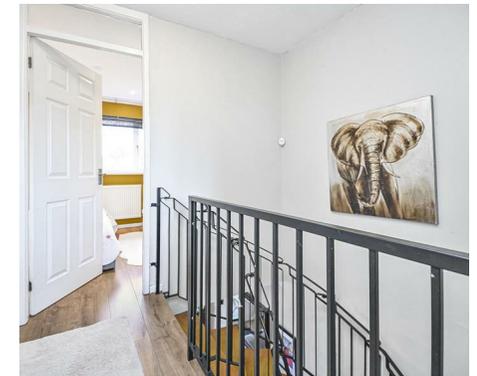
With its attractive features and prime location, this property is an excellent opportunity for those seeking a comfortable and stylish home in Bolton. Don't miss the chance to make this lovely house your own.



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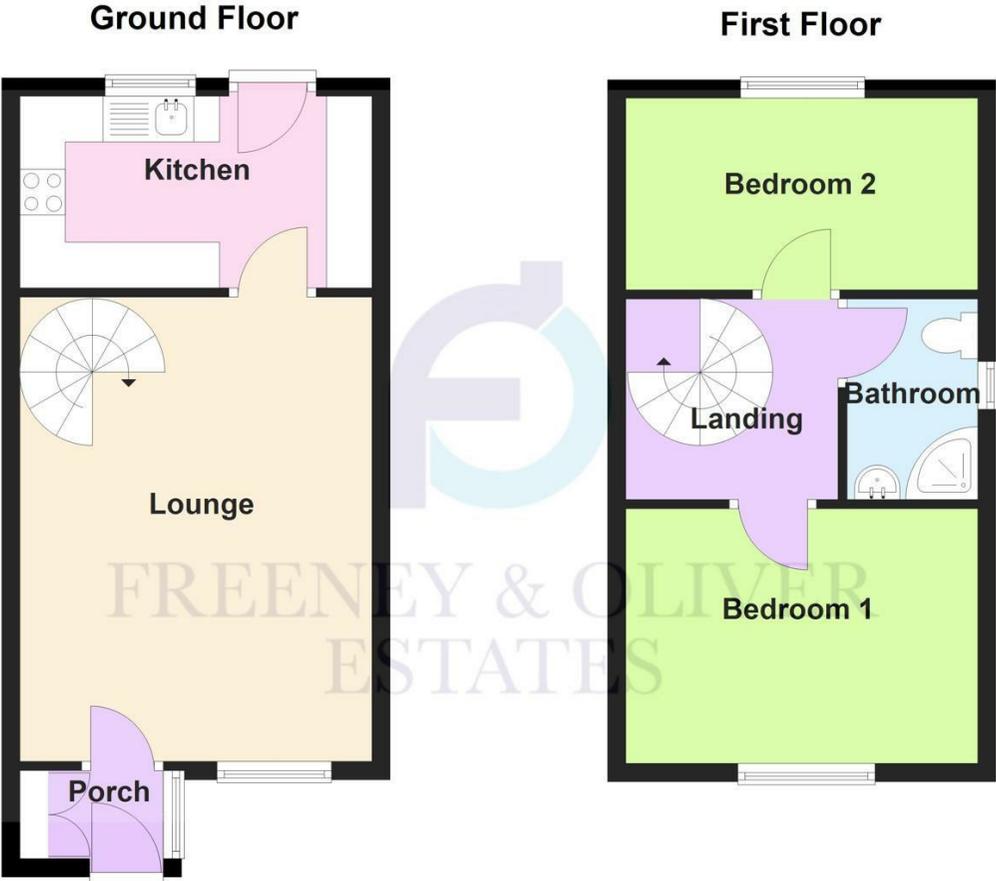
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Call us on

info@freaneyandoliverestates.co.uk



6 Kilsby Close, Lostock

Council Tax Band

**B**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		69	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

