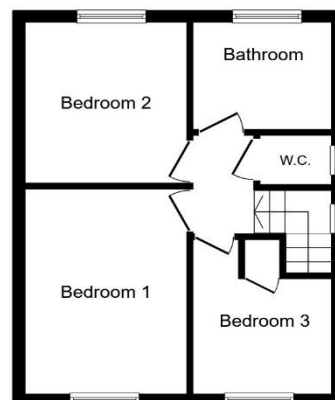


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

KINGSLAND ROAD, FARNWORTH, BL4 0HW



- 3-4 bedroom semi-detached house
- Sought after location
- Ideal family home
- Close to excellent amenities
- Deceptively spacious accommodation
- Large plot, delightful gardens
- Potential to improve/extend further
- Wet room & bathroom



Offers in the Region Of £270,000

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A deceptively spacious semi-detached house, in a sought after and convenient location. The property has been extended on the ground floor, creating 2 addition reception rooms and a wet room. The accommodation is versatile, with the possibility of utilising one or two of the reception rooms, into bedrooms if required. The plot is larger than most, offering further potential to extend, subject to planning permission. There are delightful gardens to the front and rear, with a double width driveway leading to a garage. Kingsland Road is within close distance of Bolton hospital and good transport links. The spacious accommodation briefly comprises porch, entrance hall, open plan lounge dining room, kitchen, separate dining room a further reception room/bedroom and a wet room. Upstairs there are three bedrooms modern fitted bathroom and a separate WC. Outside there are delightful gardens along with a double width driveway which leads to a single garage. The property also benefits from UPVC double glazing and gas central heating. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Twin opening UPVC double glazed doors and windows aside.

Entrance Hall: Karndean floor, radiator, built-in under stairs storage cupboard, staircase leading to the landing, doors lead to:

Lounge Dining Area: 24' 8" x 11' 1" (7.51m x 3.38m) UPVC double glazed window to the front aspect, UPVC double glazed patio door with matching windows aside to the garden aspect, 2 radiators.

Kitchen: 12' 10" x 6' 8" (3.91m x 2.03m) UPVC double glazed window to the rear garden aspect, Karndean flooring, modern fitted wall and base units with granite worktop surfaces, inset sink unit with mixer tap, space for a cooker, extractor hood above, space and plumbing for a washing machine, radiator.

Reception/Bedroom: 9' 9" x 9' 4" (2.97m x 2.84m) UPVC double glazed window and door to the garden aspect, wooden flooring, radiator.

Wet Room: 3' 0" x 8' 3" (0.91m x 2.51m) Fully tiled floor and walls, close coupled WC, wash hand basin with mixer tap, shower area, chrome plated towel rail, extractor fan, inset spotlights to the ceiling.

Dining Room: 12' 4" x 9' 6" (3.76m x 2.89m) Currently being utilised as a music room, UPVC double glazed window to the front aspect, radiator.

Landing: UPVC frosted double glazed window side aspect, access to the wall, doors lead to:

Bedroom One: 12' 5" x 10' 0" (3.78m x 3.05m) UPVC double glazed window to the front aspect, radiator below, fitted wardrobes storage cupboards and a matching dressing table unit.

Bedroom Two: 9' 5" x 9' 9" (2.87m x 2.97m) UPVC double glazed window to the rear aspect, radiator below, fitted wardrobe storage cupboards incorporating a dressing table unit.

Bedroom Three: 7' 4" x 7' 1" (2.23m x 2.16m) UPVC double glazed window to the front aspect, radiator, fitted wardrobe and storage cupboard.

Separate wc: UPVC frosted double glazed window to the side aspect, close coupled WC, tiled floor, half tiling to the walls.

Bathroom: 5' 9" x 7' 1" (1.75m x 2.16m) UPVC frosted double glazed window to the rear aspect, modern bathroom suite comprising, enclosed bath with a shower above, wash hand basin with mixer tap, inset to a vanity unit, tiled floor, tiling to the walls, chrome plated towel rail.

Outside: A double width paved driveway leads to a single detached garage with an up and over door. To the side of the driveway there is a well stocked garden with a laid to lawn area, gravelled area with feature trees and plants displays. There is a substantial rear garden with a paved patio, which continues along the rear elevation. Steps lead down to a composite decked patio. The majority of the garden is laid to lawn with mature trees plants and floral displays. The remainder of the garden is gravelled with plants and tree borders.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.10 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 November 1934.

Council Tax: Cardwells estate agents Bolton research shows the property is band annual charges of £1909

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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