



**Colchester Drive, Farnworth, Bolton, BL4 0LU**

**£290,000**

**3 DOUBLE SIZED BEDROOMS! TRUE BUNGALOW, DOUBLE DRIVEWAY, LARGE GARDEN, HIGHLY SOUGHT AFTER ESTATE!** An extremely well presented 3 bedroom semi detached true bungalow, with a double driveway to the front and a large rear landscaped garden, located on Colchester Drive in the Farnworth area of Bolton in Greater Manchester. Within easy walking distance of St James High School and Bolton Hospital, with excellent transport links, the M60 and M61 motorway junctions are both close by. Briefly comprises of the following, an entrance porch, a spacious lounge with a feature living flame gas fire and surround, a modern fully fitted kitchen with an integrated gas hob, grill, oven and an extractor hood, a dining room, 3 double sized bedrooms with fully fitted wardrobes, a modern family bathroom with a basin, toilet and a shower cabinet, plus a spacious rear garden with a patio area, artificial grass lawn and a wooden shed. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler.





## ACCOMMODATION

### **Entrance Porch** 3' 10" x 4' 9" (1.16m x 1.44m)

The entrance porch to the front of the property. Fitted with double glazed windows and entrance doors.

### **Lounge** 16' 11" x 14' 0" (5.15m x 4.27m)

A spacious lounge with a feature living flame gas fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a patterned feature wall, with an oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 7' 11" x 10' 8" (2.41m x 3.26m)

A modern fully fitted kitchen with an integrated gas hob, electric grill, oven and an extractor hood. Plumbed in for a washing machine, with space for a dryer and a tall fridge freezer. A double glazed window is fitted to the rear aspect.



### **Dining Room** 13' 6" x 9' 5" (4.11m x 2.87m)

A spacious dining room to the rear of the property, with space for a large dining table and chairs. Decorated in neutral colours with a patterned feature wall and a grey wood laminate floor. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.



### **Rear Garden** 36' 5" x 35' 8" (11.1m x 10.87m)

A large rear garden with a patio area, artificial grass lawn and a storage shed.

### **Master bedroom** 16' 0" x 10' 0" (4.87m x 3.06m)

A double sized Master bedroom to the rear of the property. Decorated in neutral colours with a patterned feature wall and a grey coloured carpet. Comes with fully fitted wardrobes. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



### **Bedroom 2** 17' 2" x 8' 1" (5.23m x 2.47m)

A second double sized bedroom to the front aspect. Decorated in neutral colours with a patterned feature wall and a grey coloured carpet. Comes with fully fitted wardrobes. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 13' 3" x 7' 5" (4.04m x 2.25m)

A third double sized bedroom to the front of the property. Decorated in neutral colours with a grey wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



### **Family Bathroom** 6' 1" x 7' 2" (1.85m x 2.18m)

A modern Family bathroom to the rear of the property. Comes with a basin, toilet and a shower cabinet. Part tiled walls and tiled floor included. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.





# Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

