



Laburnum Road, Farnworth, Bolton, BL4 0BG

Offers in the Region Of £199,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented 3 bedroom semi detached property with a driveway and a large conservatory to the rear, located on Laburnum Road in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance porch and hallway, a spacious lounge with a feature living flame gas fire and surround, a 2nd Reception room, a modern fully fitted kitchen with an integrated gas hob, electric oven and a chrome extractor hood, a large double glazed conservatory and a good sized rear garden. (The rear garden does require landscaping). To the upper floor you will find 2 double sized bedrooms and 1 single bedroom (both double bedrooms come with fully fitted wardrobes) and a modern 4 piece Family bathroom including a jacuzzi style bath, basin, toilet and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Close by St James High School and Harper Green High School. The M60 and M61 motorway junctions are both within easy reach and Bolton Hospital is only a short journey by car. Leasehold property. 889 years left on the lease, ground rent is



ACCOMMODATION

Entrance Porch 4' 7" x 8' 3" (1.39m x 2.52m)

The entrance porch to the front of the property. Comes with double glazed windows and an entrance door to the front aspect.

Entrance Hallway. 12' 10" x 6' 5" (3.9m x 1.95m)

The entrance hallway to the front of the property. Storage cupboards under the stairs.

Lounge 12' 5" x 13' 1" (3.78m x 3.98m)

A spacious lounge to the front of the property, with a feature living flame gas fire and surround. Decorated in neutral colours with a light oak wood laminate floor. A large double glazed bay window is fitted to the front aspect. Warmed by a gas central heated radiator.



Reception Room 2 12' 5" x 12' 11" (3.79m x 3.94m)

A second reception room to the rear of the property. Leads into an open plan kitchen and a conservatory. Decorated in neutral colours with a light oak wood laminate floor. Warmed by a gas central heated radiator.



Kitchen 8' 7" x 11' 0" (2.61m x 3.35m)

A modern open plan kitchen with an integrated gas hob, electric oven and a chrome extractor hood. Decorated in neutral with a grey tiled floor. A double glazed window is fitted to the rear aspect.

Conservatory 16' 7" x 10' 9" (5.05m x 3.27m)

A large double glazed Conservatory to the rear of the property. Decorated in neutral colours with an oak wood laminate floor. Warmed by a gas central heated radiator.



Master bedroom 10' 8" x 11' 0" (3.26m x 3.36m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes. Decorated in lilac with a wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 12' 0" x 11' 0" (3.67m x 3.35m)

A second double sized bedroom to the rear of the property. Comes with fully fitted wardrobes. Decorated in neutral colours with a wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Bedroom 3 7' 5" x 8' 6" (2.25m x 2.58m)

A single sized bedroom to the front of the property. This bedroom does need decorating and a new carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family bathroom 6' 7" x 7' 7" (2.01m x 2.32m)

A modern 4 piece Family bathroom including a vanity basin, toilet, jacuzzi style bath tub and a shower cabinet. Tiled walls and flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



