



**Waters Edge, Farnworth, Bolton, BL4 0NL**

**Offers in the Region Of £395,000**

A very spacious 4 bedroom detached home with a driveway, garage and a large rear garden, located on the highly sought after Waters Edge in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature fire place, an open plan second reception room, (currently utilised as a dining area), a fully fitted kitchen with an electric hob, grill and oven, a downstairs W.C, a double sized 4th bedroom and a large rear garden with a patio area, grass lawn and a garden shed. To the upper floor you will find a very spacious Master bedroom, with a large en-suite 4 piece bathroom including a vanity basin, toilet, bath tub and a shower cabinet, 2 further double sized bedrooms (all bedrooms to the upper floor come with fully fitted wardrobes) and a family bathroom with a 3 piece suite in white, including a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Close by to St James High School and Bolton Hospital. Offers easy access to the M60 and M61 motorway junctions. An EPC is ordered and will be live



## ACCOMMODATION

### **Entrance Hallway** 7' 8" x 12' 1" (2.34m x 3.68m)

The entrance hallway into the property. Decorated in neutral colours with a beige coloured carpet. Fitted with a double glazed entrance door to the side aspect. Warmed by a gas central heated radiator.

### **Lounge** 15' 0" x 13' 2" (4.56m x 4.01m)

A spacious lounge to the front of the property. Plenty of space for modern furniture. Decorated in neutral colours with a patterned feature wall with a beige coloured carpet. A large double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Reception Room 2** 11' 11" x 13' 5" (3.62m x 4.09m)

An open plan second reception room, with a pair of double glazed french doors to the rear aspect. Decorated in neutral colours with a patterned feature wall and a beige coloured carpet. Warmed by a gas central heated radiator.

### **Kitchen** 8' 3" x 12' 6" (2.52m x 3.8m)

A fully fitted kitchen to the rear of the property. Comes with a freestanding electric hob/grill/oven and an integrated extractor hood. Fitted with a double glazed entrance door and window to the rear aspect.

### **Downstairs W.C** 7' 10" x 3' 1" (2.40m x 0.93m)

A useful downstairs water closet with a basin and a toilet.

### **Rear Garden**

A very spacious rear garden with a large patio area, grass lawn and a storage shed. Space to extend the property if required.

### **Family Bathroom** 8' 0" x 6' 11" (2.45m x 2.11m)

A modern Family bathroom with a 3 piece suite in white. Comes with a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Fitted with a double glazed window. Warmed by a gas central heated chrome towel holder.

### **Master bedroom** 13' 6" x 7' 10" (4.11m x 2.40m)

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

### **En-suite to the Master bedroom** 8' 0" x 7' 9" (2.45m x 2.37m)

A 4 piece en-suite bathroom to the master bedroom. Comes with a vanity basin, toilet, bath tub and a shower cabinet.

### **Bedroom 2** 11' 3" x 16' 1" (3.44m x 4.91m)

A second double sized bedroom to the front of the property. Comes with fully fitted wardrobes in cream. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 12' 0" x 11' 6" (3.65m x 3.51m)

A third double sized bedroom to the rear of the property. Decorated with a patterned wallpaper with a grey coloured carpet. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 4 (Ground Floor)** 10' 10" x 11' 6" (3.3m x 3.5m)

A single sized fourth bedroom to the ground floor. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the front 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		82 B
69-80	C		
55-68	D	65 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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

 [find-energy-certificate.service.gov.uk](https://find-energy-certificate.service.gov.uk)

