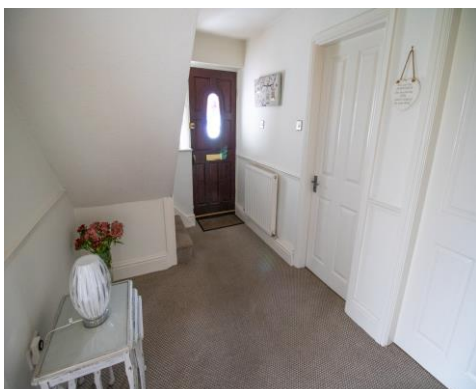




Waters Edge, Farnworth, Bolton, BL4 0NL

Offers Over £385,000

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

