



Conway Street, Farnworth, Bolton, BL4 9LL

Offers in the Region Of £129,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! RECENTLY REFURBISHED, NEW DECOR, FLOORING AND PAINTWORK. An extremely well presented 2 bedroom mid terraced home, with a front walled garden, located on Conway St in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge with a feature fire place, a modern fully fitted kitchen with an integrated gas hob, oven and a chrome extractor hood, with space for a good sized dining table and chairs, and a low maintenance yard to the rear. To the upper floor you will find a very spacious double sized Master bedroom, a single bedroom and a family bathroom with a 3 piece suite in white, including a 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. Within walking distance of local schools and a large supermarket. The M60 motorway junction is only a minute away from the property. The EPC is ordered and will be live on the advert soon. Leasehold property. The ground rent is 1.20 GBP per annum. The lease has 880



ACCOMMODATION

Front Garden 8' 6" x 14' 10" (2.6m x 4.53m)

A small low maintenance garden to the front.

Entrance Vestibule 3' 6" x 3' 1" (1.07m x 0.93m)

The entrance vestibule to the front of the property. Decorated in white with a brand new grey coloured carpet. A double glazed entrance door is fitted to the front aspect with a wooden inner painted door leading into the lounge.

Lounge 14' 4" x 14' 3" (4.38m x 4.35m)

A very spacious lounge with a feature fireplace. Decorated in white (recently repainted) with a brand new carpet in grey. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 14' 1" x 14' 3" (4.3m x 4.34m)

A modern fully fitted kitchen in cream, with an integrated gas hob, electric oven and a chrome extractor hood. Recently redecorated in white, with a brand new vinyl flooring in grey. Fitted with double glazed windows and a door to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden 22' 4" x 15' 4" (6.8m x 4.68m)

A spacious rear, low maintenance garden. Plenty of space for a garden table and chairs or a garden shed.

Master bedroom 12' 4" x 14' 3" (3.77m x 4.35m)

A very spacious Master bedroom to the front of the property. Recently redecorated in white, with a brand new carpet in grey. Fitted with 2 double glazed windows to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 11' 6" x 6' 11" (3.5m x 2.11m)

A single sized bedroom to the rear of the property. Recently redecorated in white, with a brand new carpet in grey. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 11' 7" x 6' 11" (3.52m x 2.12m)

A modern Family bathroom, with a 3 piece suite in white, Comes with a basin, toilet and a bath tub with a mixer shower over the bath tub and a glass shower screen.

Upper Floor Landing 4' 11" x 14' 5" (1.5m x 4.39m)

The upper floor landing area. Recently redecorated in white, with a brand new carpet in grey.



