



Buckley Lane, Farnworth, Bolton, BL4 9PH

£265,000

FOR SALE WITH NO ONWARD CHAIN! 4 BEDROOMS, 3 BATHROOMS, 2 RECEPTION ROOMS! An extremely well presented 4 bedroom extended, detached home with a single garage to the rear, located on Buckley Lane in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, a spacious Lounge with a feature wood burner fire within an inglenook fireplace, a very spacious 2nd Reception Room, a modern luxury high spec Kitchen with an integrated fridge freezer and a dishwasher, 2 downstairs Bathroom suites, (one is converted into a wet room style), a landscaped rear garden with an artificial grass lawn, wood storage shed, and a single story garage. To the upper floor you will 4 bedrooms, 3 double sized bedrooms and 1 single bedroom, (all bedrooms come with wardrobes included) and a modern Family bathroom with a 4 piece suite in white, including a basin, toilet, bath tub and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC is ordered and will be live on the advert soon. FREEHOLD PROPERTY.



ACCOMMODATION

Entrance Hallway 12' 7" x 3' 5" (3.83m x 1.04m)

The entrance hallway to the front of the property. Decorated in white, with a grey wood laminate floor. Warmed by a gas central heated radiator. Fitted with a composite double glazed entrance door to the front aspect.

Lounge 13' 5" x 12' 8" (4.1m x 3.87m)

A spacious lounge with a feature wood burner fire set within an angle nook fireplace. Decorated in white, with a grey wood laminate floor. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 21' 5" x 11' 0" (6.54m x 3.35m)

A very spacious 2nd Reception Room with a feature fireplace. Space to one end for a dining table and chairs if required. Decorated in white, 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 15' 7" x 10' 10" (4.75m x 3.30m)

A stunning high spec modern kitchen in white, with contrasting worktops in grey. Comes with an integrated gas hob, oven, fridge freezer and a dishwasher. Fitted with bi-folding double glazed windows to the rear aspect.

Downstairs Bathroom 6' 5" x 4' 8" (1.96m x 1.43m)

A modern downstairs bathroom with a vanity basin, toilet and a walk in shower.

Downstairs Wet Room style bathroom 7' 5" x 6' 5" (2.27m x 1.95m)

A brand new wet room style bathroom with a vanity basin, toilet and a shower. Fully tiled walls, with a wet room styled floor. Fitted with a double glazed window to the rear aspect.

Rear Garden

A spacious landscaped Rear garden with an artificial grass lawn, patio area, storage shed for wooden logs and a single story garage.

Family Bathroom 8' 8" x 10' 4" (2.63m x 3.16m)

A modern 4 piece Family bathroom, with a basin, toilet, bath tub and a walk in shower. Comes with fully tiled walls and flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated towel holder.

Master bedroom 12' 4" x 8' 9" (3.75m x 2.66m)

A double sized master bedroom to the front of the property. Comes with fully fitted wardrobes. Decorated in white, with a brand new grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 11' 10" x 9' 3" (3.6m x 2.82m)

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

Bedroom 3 8' 5" x 9' 4" (2.57m x 2.84m)

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

Bedroom 4 9' 0" x 6' 2" (2.75m x 1.87m)

A single sized bedroom to the front of the property. Comes with fully fitted wardrobes. Decorated in white, with a brand new carpet in grey. 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 C. 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		83 B
69-80	C	70 C	
55-68	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

