



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 ingle 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.







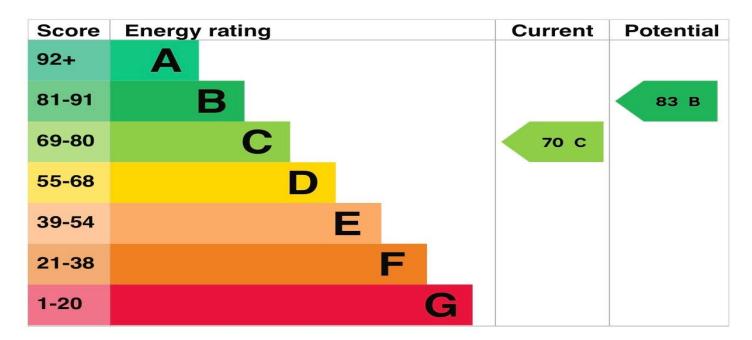




Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



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