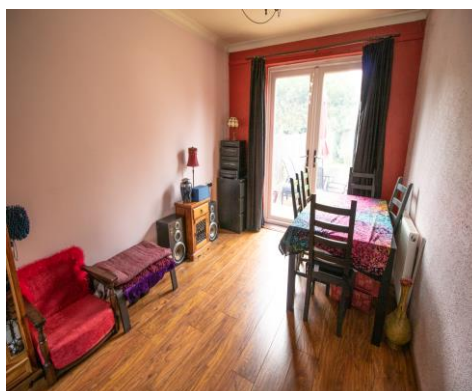




Windermere Road, Farnworth, Bolton, BL4 0QH

Offers Over £169,950

ON A LARGE CORNER PLOT, POTENTIAL TO EXTEND TO THE REAR! A well presented 3 bedroom end terraced home, with a driveway and a large rear garden, located on Windermere Rd in the Farnworth area of Bolton in Greater Manchester. Close by to St James High School, Bolton hospital and the M61 and M60 motorway junction. Briefly comprises of the following, an entrance hallway, a spacious open plan lounge with a feature living flame gas fire and surround, an open plan dining area with a pair of double glazed french doors to the rear aspect, a fully fitted kitchen with an integrated gas hob, oven and a chrome extractor hood, plus a very spacious rear garden with a patio area, grass lawn and a storage shed. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, and a modern family bathroom with a vanity basin, toilet and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. An EPC is ordered and will be live on the advert soon. FREEHOLD PROPERTY.



ACCOMMODATION

Entrance Hallway 13' 8" x 5' 9" (4.17m x 1.76m)

The entrance hallway to the front of the property. Decorated in light grey with an oak wooden floor. Fitted with a double glazed entrance door to the front aspect. Warmed by a gas central heated radiator.

Lounge 12' 8" x 10' 9" (3.85m x 3.28m)

An open plan lounge with a feature living flame gas fire and surround. Decorated with a patterned feature wall and neutral colours with oak wooden flooring. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Dining area 9' 8" x 9' 2" (2.94m x 2.80m)

An open plan dining area with space for a large dining table and chairs. Decorated in neutral colours with oak wooden flooring. Comes with double glazed french doors to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 9' 8" x 7' 3" (2.95m x 2.21m)

A modern fully fitted kitchen in white with contrasting grey worktops. Comes with an integrated gas hob, oven and a chrome extractor hood. Plumbed in for a washing machine with space for a tall fridge freezer. A double glazed window and door are fitted to the rear aspect.

Rear Garden 43' 5" x 25' 4" (13.24m x 7.71m)

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

Master bedroom 12' 0" x 11' 0" (3.67m x 3.35m)

A double sized Master bedroom to the rear of the property. Decorated in light grey with oak wooden flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2 9' 11" x 8' 7" (3.03m x 2.61m)

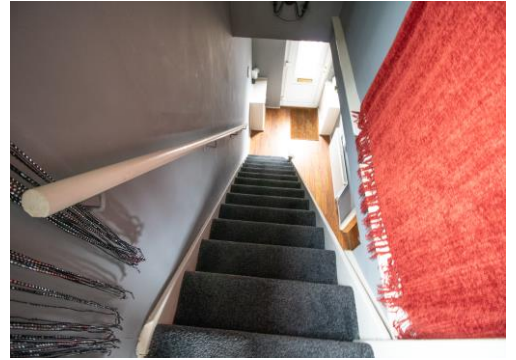
A second double sized bedroom to the front of the property. Decorated in grey with an oak wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 3 6' 8" x 8' 0" (2.03m x 2.44m)

A single sized bedroom to the front of the property. Decorated in a patterned wallpaper and grey, with an oak wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 5' 10" x 7' 3" (1.78m x 2.22m)

A modern Family bathroom with a vanity basin, toilet and a shower cabinet. Comes with fully tiled walls and flooring. A double glazed window is fitted to the rear 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	69 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.

