



# St. Germain Street, Farnworth, Bolton, BL4 7BG

Offers in the Region Of £120,000

A well presented 2 bedroom end terrace home, located on St Germain Street in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge with plenty of space for modern furniture to fit easily, a modern kitchen in white high gloss, with an integrated gas hob and an electric oven, a rear porch and a fully enclosed yard to the rear. To the upper floor you will find 2 double sized bedrooms and a modern 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. Close by to the centre of Farnworth, the M60 and M61 motorway junctions and Bolton Hospital. EPC is band D. FREEHOLD.



### ACCOMMODATION

#### **Entrance Vestibule** 3' 8" x 2' 11" (1.11m x 0.9m) The entrance vestibule to the front of the property.

#### Lounge 14' 1" x 14' 3" (4.29m x 4.35m)

A very spacious lounge to the front of the property. Decorated in neutral colours with a light oak wood laminate floor. Plenty of space for modern furniture to fit easily. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

#### Kitchen 11' 0" x 14' 2" (3.36m x 4.31m)

A modern fully fitted kitchen in white high gloss, with an integrated gas hob and an electric oven. Decorated in white, with a grey vinyl floor. Fitted with 2 double glazed windows to the side and rear aspect. Warmed by a gas central heated radiator.

### Stairwell to the upper floor

The stairwell to the upper floor. Decorated in white, with a dark grey carpet. Fitted with a white painted bannister rail.

# **Upper floor landing** 4' 10" x 9' 3" (1.48m x 2.82m)

The upper floor landing area. Decorated in white with a dark grey carpet.

# Master bedroom 12' 6" x 14' 4" (3.82m x 4.38m)

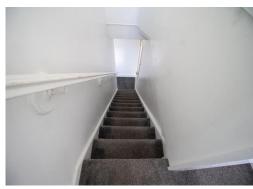
A double sized master bedroom to the front of the property. Decorated in white and grey, with a dark grey carpet. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

### Bedroom 2 15' 3" x 5' 1" (4.65m x 1.55m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a dark grey carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

# Family Bathroom 10' 8" x 7' 2" (3.26m x 2.19m)

A modern family bathroom in white and grey. Comes with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath and glass shower screen. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.





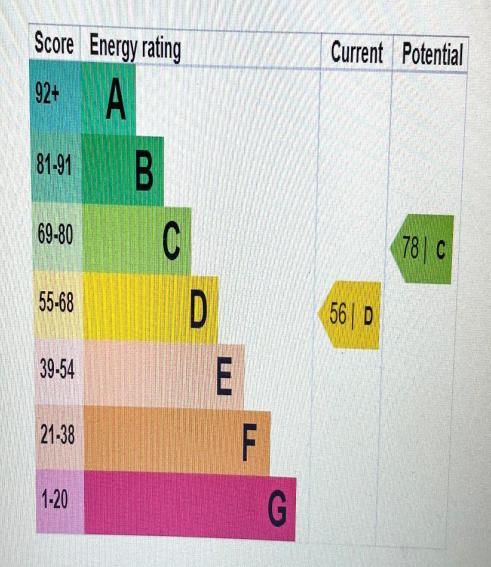






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MONEY

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