



Ullswater Drive, Farnworth, Bolton, BL4 0QA

£210,000

FOR SALE WITH NO ONWARD CHAIN! FULLY REFURBISHED TO A HIGH STANDARD THROUGHOUT! ALL NEW INTERIOR. A 3 bedroom semi detached home with a driveway to the front, located on Ullswater Drive in the Farnworth area of Bolton in Greater Manchester. Close by to St James High School, Bolton Hospital and the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance hallway, a lounge to the front of the property, a second reception room with an open plan brand new kitchen including an integrated electric ceramic hob, oven and an extractor hood, plus a landscaped rear garden with a patio area and an artificial grass lawn. To the upper floor you will find 2 double sized bedrooms and 1 single bedroom, plus a stunning brand new Family bathroom with a vanity basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a modern combi boiler. A brand new security alarm is also installed. The epc is band D. Leasehold property with 952 years left on the lease, 15 pounds per annum ground rent.



ACCOMMODATION

Entrance Hallway 12' 10" x 6' 11" (3.90m x 2.1m)

The entrance hallway to the front of the property. Decorated in cream with a mid oak wooden floor. Fitted with a double glazed entrance door to the front aspect with a double glazed window to the side aspect. Warmed by a gas central heated radiator.

Lounge 10' 4" x 12' 4" (3.14m x 3.76m)

A good sized lounge to the front of the property. Decorated in cream with a mid oak wooden floor. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 13' 6" x 20' 3" (4.11m x 6.16m)

A second reception room to the rear of the property. Decorated in cream with a mid oak wooden floor. Fitted with internal doors leading into the front lounge. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator. (Room size includes the open plan kitchen to the right hand side, out of shot)

Kitchen

A brand new modern kitchen in white with contrasting grey worktops. Comes with an integrated electric ceramic hob, oven and extractor hood. A brand new washing machine is included. Fitted with a double glazed window to the rear aspect, with a rear entrance door fitted to the side aspect.

Rear Garden 33' 11" x 25' 5" (10.33m x 7.75m)

A spacious landscaped rear garden with a patio area and a large artificial grass lawn.

Master bedroom 10' 10" x 14' 1" (3.31m x 4.3m)

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

Bedroom 2 11' 9" x 14' 1" (3.58m x 4.29m)

A second double sized bedroom to the rear aspect. Decorated in white, with a brand new dark grey carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 8' 4" x 8' 11" (2.55m x 2.72m)

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

Family Bathroom 6' 0" x 7' 7" (1.83m x 2.32m)

A brand new stunning Family bathroom with a 3 piece suite in white. Comes with a vanity basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated towel holder.



Energy rating and score

This property's energy rating is D. 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		86 B
69-80	C		
55-68	D	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:

