



Lancaster Avenue, Farnworth, Bolton, BL4 0LY

Offers Over £299,950

An extremely well presented 3 bedroom, extended Detached home with a garage, driveway and landscaped gardens to the front/rear located on Lancaster Avenue in the Farnworth area of Bolton in Greater Manchester. Close by to St James High School, Bolton Hospital and the M61/M60 motorway junction. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature modern living flame electric fire, a modern fully fitted kitchen in cream with an integrated ceramic hob, oven, fridge freezer, washing machine and a dishwasher, an open plan dining area, and a second reception room with sliding double glazed patio doors, and a low maintenance landscaped garden to the rear, with a seating area, children's play house, summer house and perimeter shadow lighting installed. To the upper floor you will find 3 double sized bedrooms and a modern Family bathroom with a 4 piece suite in white, including a basin, An EPC and floor plan are ordered and will be live on the advert soon. Leasehold with 943 years remaining on the lease, ground rent is 15 pounds per annum.



ACCOMMODATION

Entrance Hallway 15' 0" x 5' 7" (4.58m x 1.69m)

The entrance hallway to the front of the property. Decorated in neutral colours with a walnut oak wooden floor. Fitted with a composite entrance door to the front aspect. Warmed by a gas central heated radiator.

Lounge 16' 6" x 11' 10" (5.02m x 3.61m)

A spacious lounge to the front of the property. Decorated in neutral colours with a grey coloured carpet. 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.

Kitchen 11' 3" x 8' 1" (3.42m x 2.46m)

A modern fully fitted kitchen in cream with contrasting worktops. Comes with an integrated ceramic hob, oven, chrome extractor hood, washing machine, dishwasher and a fridge freezer. A double glazed window is fitted to the rear aspect, with a double glazed entrance door to the side aspect.

Dining Room 8' 11" x 9' 8" (2.72m x 2.94m)

An open plan dining area, adjacent to the kitchen. Space for a large dining table and chairs. Decorated with a patterned wallpaper with a walnut oak wooden floor. Warmed by a gas central heated radiator.

Reception Room 2 8' 5" x 11' 4" (2.56m x 3.46m)

A second reception room to the rear of the property. Decorated in neutral colours with a patterned feature wall and a walnut oak wooden floor. Fitted with double glazed patio doors to the rear aspect, overlooking the rear garden. Warmed by a gas central heated radiator.

Rear Garden

A very spacious landscaped rear garden with a seating area, children's play house and a summer house included. Comes with shadow lighting to the perimeter borders.

Master bedroom 13' 0" x 10' 0" (3.95m x 3.05m)

A double sized bedroom to the front of the property. Decorated in neutral colours with a deep pile carpet in grey. Space for fitted or free standing wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 10' 0" x 12' 4" (3.04m x 3.76m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a grey coloured carpet. Space for fitted or free standing wardrobes. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 10' 4" x 7' 7" (3.14m x 2.31m)

A third double sized bedroom to the front of the property. Decorated in a grey patterned wallpaper with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 7' 4" x 7' 8" (2.24m x 2.34m)

A modern four piece family bathroom, including a basin, toilet, bath tub and a shower cabinet. Comes with fully tiled walls and a wooden floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



