



**Glynne Street, Farnworth, Bolton, BL4 7DH**

**Offers Over £125,000**

A well presented 2 bedroom terraced property. located on Glynne Street in the Farnworth area of Bolton in Greater Manchester. Close by the centre of Farnworth, the M60 and M61 motorway junctions and Bolton Hospital. Briefly comprises of the following, a spacious lounge, a modern fully fitted kitchen with an integrated gas hob, oven and extractor hood, and a low maintenance rear yard with a brick built storage shed and off road parking for a car. To the upper floor you will find 2 bedrooms, a double sized Master bedroom and 1 single bedroom, plus a family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC has been ordered and will be live on the advert soon. FREEHOLD PROPERTY.



## ACCOMMODATION

### **Lounge** 13' 10" x 11' 6" (4.21m x 3.50m)

A spacious lounge to the front of the property. Decorated in neutral colours with a grey wood laminate flooring. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 9' 10" x 13' 0" (3.0m x 3.96m)

A fully fitted modern kitchen in white, including an integrated gas hob, oven and extractor hood. Decorated in neutral colours with a grey vinyl tiled floor. Plumbed in for a washing machine with space for a tall fridge freezer. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Rear Yard**

A low maintenance rear yard with a brick built storage shed included. Off road parking available.

### **Stairwell to the upper floor**

The stairwell to the upper floor. Decorated in white with a grey coloured carpet. Fitted with a banister rail.

### **Master bedroom** 11' 7" x 13' 1" (3.52m x 4.0m)

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

### **Bedroom 2** 9' 9" x 7' 1" (2.96m x 2.16m)

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

### **Family Bathroom** 9' 10" x 5' 10" (3.0m x 1.78m)

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. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.





