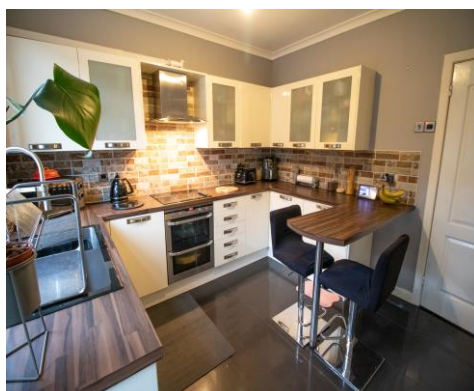




Clelland Street, Farnworth, Bolton, BL4 9JL

Offers Over £129,950

An extremely well presented 2 bedroom mid terraced home, located on Clelland St in the Farnworth area of Bolton in Greater Manchester. Close by to the centre of Farnworth, local shops, supermarkets and the M60 motorway junction. Briefly comprises of the following, an entrance vestibule, a spacious lounge with a feature modern wall hung gas fire and surround, a modern fully fitted kitchen with an integrated electric hob, oven, chrome extractor hood, fridge freezer and a breakfast bar, plus a low maintenance rear yard with space for garden furniture. 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 mixer shower over the bath. 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. Leasehold with 900 years left on the lease, 2.10 pounds per annum ground rent. Viewings strictly by appointment only with Bolton Properties



ACCOMMODATION

Entrance Vestibule 3' 9" x 3' 5" (1.14m x 1.03m)

The entrance vestibule to the front of the property. Fitted with a double glazed composite entrance door to the front aspect.

Lounge 14' 8" x 13' 6" (4.46m x 4.12m)

A spacious lounge to the front of the property, with a feature wall hung modern gas fire and chrome surround. Plenty of space for modern furniture to fit easily. Decorated in grey with a walnut oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 11' 11" x 10' 7" (3.64m x 3.22m)

A modern fully fitted kitchen in cream with contrasting worktops. Comes with an integrated electric hob, grill, oven, fridge freezer, chrome extractor hood and a breakfast bar. Decorated in grey with a dark grey tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear yard 14' 9" x 14' 1" (4.5m x 4.28m)

A spacious low maintenance yard to the rear. Space for garden furniture.

Master bedroom 15' 1" x 13' 7" (4.6m x 4.13m)

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

Bedroom 2 11' 0" x 6' 3" (3.36m x 1.91m)

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

Family Bathroom 8' 10" x 4' 4" (2.7m x 1.32m)

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



