



Plymouth Drive, Farnworth, Bolton, BL4 0ND

Offers Over £260,000

FOR SALE WITH NO ONWARD CHAIN! A very spacious, well presented 3 bedroom semi detached dorma bungalow with a driveway and a garage, located at the head of a quiet cul-de-sac on Plymouth Drive in the Farnworth area of Bolton. Within the catchment area of a number of local schools, including the very popular St James High School and Bolton Hospital. Offers excellent transport links, both the M60 and M61 motorway junctions are only a couple of minutes away from the property. Briefly comprises of the following, an entrance hallway, a very spacious lounge with a feature electric fire and surround, a second reception room currently utilised as a dining room, a fully fitted kitchen with a standalone gas hob, grill and oven, a double sized Master bedroom with fully fitted wardrobes, a 4 piece Family bathroom including a basin, toilet, corner bath tub and a shower cabinet, a conservatory and a landscaped rear garden with a patio area, grass lawn and a garden shed. To the upper floor you will find 2 further double sized bedrooms, both with fully fitted wardrobes included. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler.



ACCOMMODATION

Entrance Hallway 11' 7" x 3' 3" (3.52m x 1.0m)

The entrance hallway. Decorated in neutral colours with a cream tiled floor. Fitted with a double glazed window to the side aspect. Warmed by a gas central heated radiator.

Lounge 17' 5" x 11' 3" (5.30m x 3.44m)

A very spacious lounge to the rear of the property, with a feature electric fire and surround. Plenty of space for modern furniture to fit. Decorated in neutral colours with a light grey coloured carpet. Fitted with a pair of double glazed patio doors to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 10' 7" x 9' 7" (3.22m x 2.93m)

A fully fitted kitchen to the rear of the property. Comes with a standalone gas hob, grill and oven. Decorated in neutral colours with a cream tiled floor. A double glazed window is fitted to the rear aspect with a double glazed upvc entrance door to the side aspect.

Conservatory

A good sized conservatory to the rear of the property.

Rear Garden

A spacious garden to the rear, with a patio area, large grass lawn and a garden shed.

Family Bathroom 9' 6" x 6' 8" (2.90m x 2.04m)

A 4 piece Family bathroom to the ground floor. Comes with a basin, toilet, corner bath tub and a shower cabinet. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator. Fully tiled walls and flooring.

Master bedroom

A double sized Master bedroom to the ground floor. Comes with fully fitted wardrobes. Decorated in neutral colours with a light brown carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 10' 5" x 13' 8" (3.18m x 4.17m)

A second double sized bedroom to the upper floor. Comes with fully fitted wardrobes. Decorated in neutral colours with a light brown carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 3 12' 2" x 11' 2" (3.7m x 3.4m)

A third double sized bedroom to the upper floor. Comes with fully fitted wardrobes. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's energy rating is C. 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	69 C	
55-68	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.

