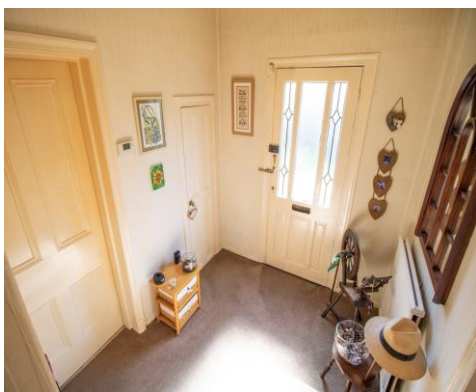




**Darley Grove, Farnworth, Bolton, BL4 7RZ**

**Offers in Excess of £220,000**

VERY VERY SPACIOUS! 2 RECEPTION ROOMS, 2 BATHROOM SUITES TO THE GROUND AND UPPER FLOOR, LARGE GARDEN TO THE SIDE AND REAR, DOUBLE GARAGE. An extremely spacious 2 bedroom semi detached home, with a converted loft room, large gardens to the side and rear plus a double garage to the rear, located on Darley Grove in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, 2 spacious reception rooms, a modern fully fitted kitchen with a large electric hob, double ovens and a chrome extractor hood, integrated fridge freezer and washing machine, an open plan dining area, a modern Shower room (ground floor) including a basin, toilet and a shower cabinet, plus extensive gardens to the side with lawns, a large patio area, greenhouse and a double garage. To the upper floor you will find 2 double sized bedrooms (both with fully fitted wardrobes), a family bathroom with a basin and a bath tub in white, a standalone toilet and a converted loft room with a pull down ladder. (Please note the converted loft room is not a bedroom). Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi





## ACCOMMODATION

### Entrance Lobby 7' 5" x 8' 1" (2.25m x 2.46m)

The entrance lobby to the side of the property. Decorated in neutral colours with a grey coloured carpet. Fitted with a composite double glazed entrance door to the side aspect. Warmed by a gas central heated radiator.

### Lounge 15' 0" x 14' 1" (4.58m x 4.30m)

A very spacious lounge with plenty of space for modern sofas and chairs to fit easily. Decorated in neutral colours with a beige patterned carpet. Fitted with 2 large double glazed windows to the side aspect. Warmed by a gas central heated radiator.

### Reception Room 2 16' 6" x 17' 7" (5.03m x 5.36m)

A spacious 2nd Reception Room to the front of the property, with a feature living flame gas fire and surround. Plenty of space for modern sofas and chairs to fit easily. Decorated in neutral colours with a beige patterned carpet. A large double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### Kitchen 13' 9" x 11' 1" (4.20m x 3.37m)

A modern fully fitted kitchen with a large electric hob, double oven and a chrome extractor hood. Comes with an integrated fridge freezer and a washing machine. Decorated in a modern purple with lime splash backs and a walnut oak floor. Fitted with a double glazed window to the side aspect. Warmed by a gas central heated radiator.

### Dining area 7' 1" x 6' 8" (2.17m x 2.03m)

An open plan dining area with space for a good sized dining table and chairs. Adjacent to the kitchen.

### Shower Room 10' 0" x 5' 5" (3.06m x 1.65m)

A shower room to the rear of the kitchen. Comes with a basin, toilet and a shower cabinet. Part tiled walls and floor. Warmed by a chrome towel holder.

### Side Garden

Large garden to the side of the property with 2 grass lawns.

### Rear Garden

A large garden to the rear with a patio area, small grass lawn, green house and a double garage.

### Master bedroom 15' 2" x 13' 5" (4.62m x 4.08m)

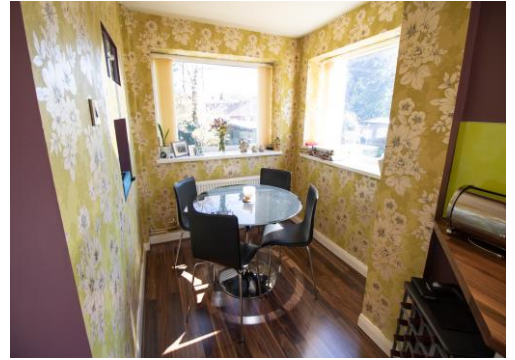
A very spacious double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes in cream. Decorated in neutral colours with a beige coloured carpet. A large double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### Bedroom 2 11' 2" x 10' 4" (3.41m x 3.14m)

A second double sized bedroom. Comes with fully fitted wardrobes in mid oak. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

### Family Bathroom 8' 7" x 5' 5" (2.62m x 1.64m)

A modern Family bathroom with a basin and a bath tub in white. Fully tiled walls in white, with a grey wooden floor. A double glazed window is fitted. Warmed by a chrome towel holder.



**Standalone toilet** 5' 6" x 2' 7" (1.67m x 0.8m)

A standalone toilet, adjacent to the Family bathroom. Decorated in white, with a grey wooden floor.

**Converted Loft Room** 15' 10" x 8' 6" (4.83m x 2.58m)

A useful converted loft room. (Has a drop down ladder fitted). Decorated in neutral colours with a brown carpet. A double glazed window is fitted. (Please note this is not a bedroom)





## Energy rating and score

This property's energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	41 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:

