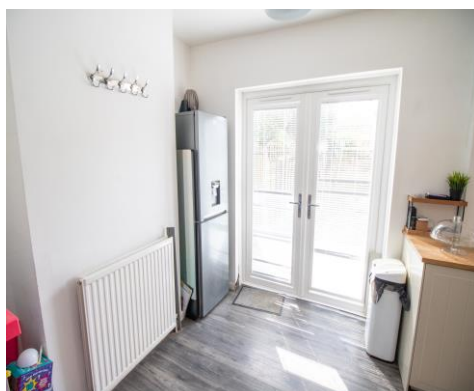




Bradford Road, Farnworth, Bolton, BL4 0HY

Offers in Excess of £195,000

A well presented 3 bedroom semi detached home with a driveway, garage and a large rear garden, offering the possibility of further extension, located on Bradford Rd in the Farnworth area of Bolton in Greater Manchester. Close by to Bolton Hospital, St James High School and the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature living flame gas fire and surround, a brand new modern fully fitted kitchen with an integrated gas hob, oven, washing machine and an extractor hood, an open plan dining area with a pair of double glazed french doors to the rear aspect and a very large spacious rear garden. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus a modern Family bathroom including a basin, toilet and a bath tub in white. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold property with 897 years left on the lease, ground rent is 4 pounds per annum. The EPC has been ordered and will be live on the advert soon.



ACCOMMODATION

Entrance Hallway 3' 4" x 12' 4" (1.02m x 3.75m)

The entrance hallway to the front of the property. Decorated with a grey striped wallpaper with a grey wood laminate floor. A composite entrance door is fitted to the front aspect. Warmed by a gas central heated radiator.

Lounge 12' 2" x 10' 10" (3.72m x 3.3m)

A spacious lounge with a feature living flame gas fire and surround. Plenty of space for modern sofa and chair. Decorated in light grey with a patterned feature wall and a grey wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 8' 3" x 9' 3" (2.51m x 2.81m)

A Brand New modern fully fitted kitchen in light grey with an integrated gas hob, oven, washing machine and an extractor hood. Decorated in white with a grey wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Dining area 9' 4" x 8' 6" (2.85m x 2.58m)

An open plan dining area adjacent to the kitchen. Decorated in white with a grey wooden floor. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden 42' 0" x 26' 10" (12.8m x 8.19m)

A very spacious rear garden, offering the opportunity to extend the property if desired.

Master bedroom 13' 5" x 10' 5" (4.1m x 3.18m)

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

Bedroom 2 8' 5" x 10' 5" (2.56m x 3.18m)

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

Bedroom 3 9' 11" x 6' 7" (3.03m x 2.0m)

A single sized bedroom to the front of the property. Decorated in white with a grey coloured carpet. The bunk beds can be included in the agreed sale price if required. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

