



Kildare Street, Farnworth, Bolton, BL4 9NX

Offers Over £225,000

An extremely well presented 3 bedroom semi detached home with a driveway and a garage, located on Kildare Street in the Farnworth area of Bolton in Greater Manchester. Close by to local supermarkets and shops, St James High School and Bolton Hospital. Offers excellent transport links, the M60 motorway junction and Farnworth Railway Station within easy reach. Briefly comprises of the following, an entrance hallway, a spacious lounge with plenty of space for modern furniture, a second reception room with a pair of double glazed french doors to the rear aspect, a modern fully fitted kitchen with an integrated induction hob, microwave, grill, oven and washing machine, plus a lovely rear garden with 2 patio areas and a grass lawn. To the upper floor you will find 3 bedrooms, 2 double bedrooms and 1 single bedroom (includes fitted wardrobes to both double bedrooms) and a modern Family bathroom with a 3 piece suite in white, including a vanity basin, toilet and a bath tub with a mixer shower the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC is currently showing as Band E, however a new EPC is on



ACCOMMODATION

Entrance Hallway 13' 8" x 5' 8" (4.16m x 1.72m)

The entrance hallway to the front of the property. Decorated in light grey with high quality karndean flooring. A composite entrance door is fitted to the front aspect. Warmed by a gas central heated radiator.

Lounge 12' 6" x 11' 8" (3.82m x 3.56m)

A spacious lounge to the front of the property. Decorated in sage green with high quality karndean flooring. Plenty of space for modern furniture to fit easily. Fitted with a large double glazed window to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 13' 11" x 11' 2" (4.25m x 3.41m)

A spacious, second Reception Room to the rear of the property. Decorated in sage green with high quality karndean flooring. Comes with a pair of double glazed French doors to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 16' 5" x 7' 5" (5.0m x 2.25m)

A modern fully fitted kitchen to the rear of the property. Comes with an integrated induction hob, microwave oven, grill, oven, extractor hood and a washing machine. Space for a tall fridge freezer. Fitted with a double glazed window to the side and rear aspect. Warmed by a modern wall hung radiator.

Rear Garden

A lovely rear garden with 2 patio areas and a grass lawn.

Master bedroom 12' 2" x 9' 5" (3.7m x 2.86m)

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

Bedroom 2 10' 11" x 11' 0" (3.32m x 3.36m)

A second double sized bedroom to the rear of the property. Comes with fully fitted wardrobes in dark grey. 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 7' 7" x 6' 8" (2.3m x 2.03m)

A single sized 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.



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.

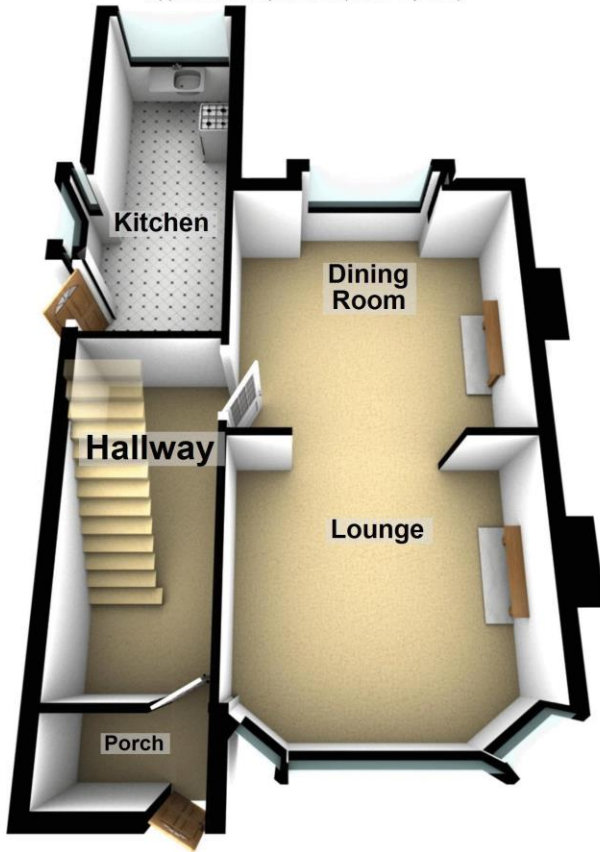
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Ground Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



First Floor

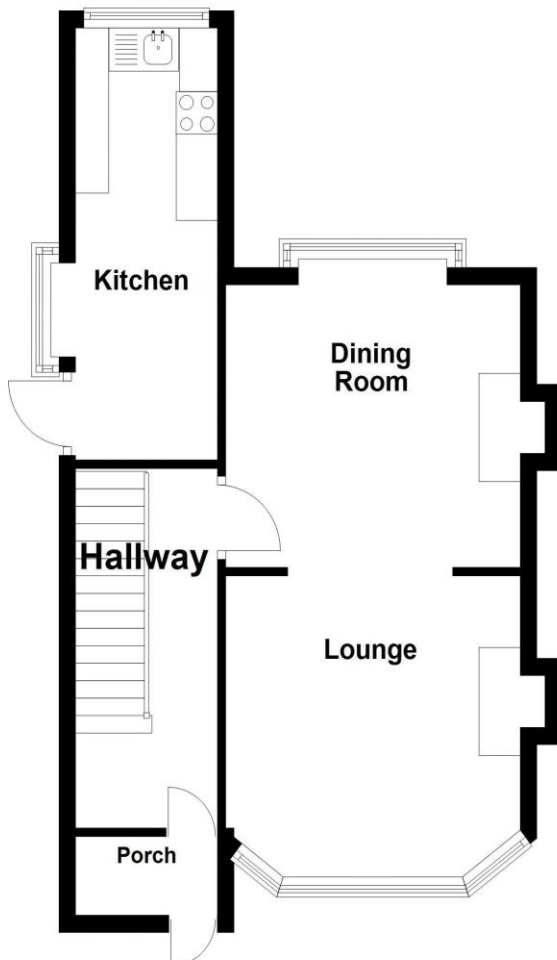
Approx. 36.8 sq. metres (395.9 sq. feet)



Total area: approx. 79.6 sq. metres (856.7 sq. feet)

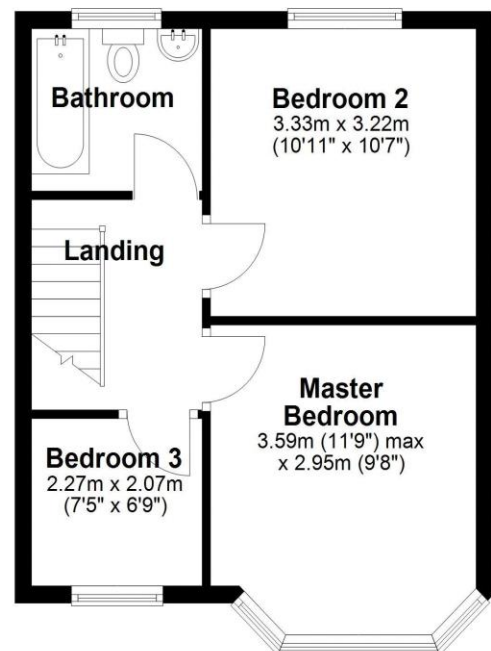
Ground Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



First Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



Total area: approx. 79.6 sq. metres (856.7 sq. feet)