



Waters Edge, Farnworth, Bolton, BL4 0NL

Offers Over £375,000

A well presented, extended 3/4 bedroom detached property set on a large corner plot, located at Waters Edge in the Farnworth area of Bolton in Greater Manchester. Within easy reach of St James High School, Mount St Josephs High School and Bolton Hospital. Offers excellent transport links with the M60 and M61 motorway junctions only a short distance from the property. Briefly comprises of the following, an entrance hallway, a downstairs W.C, a home office/play room for children, a spacious lounge with a feature living flame gas fire and surround, a second reception room (currently utilised as a dining room), a modern fully fitted kitchen with an integrated gas hob, grill, oven, extractor hood and a wine/ bottle cooler, a double glazed conservatory and a landscaped garden to the rear including a patio area, grass lawn, 2 summer houses and a garden shed. To the upper floor you will find 3 double sized bedrooms with fitted wardrobes to all 3, an en-suite shower room to the master bedroom and a Family bathroom with a 3 piece suite in white including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Driveway and an integrated garage offers off road parking.



ACCOMMODATION

Entrance Hallway 12' 8" x 7' 10" (3.85m x 2.40m)

The entrance hallway to the front of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed entrance door is fitted to the front aspect. Warmed by a gas central heated radiator.

Downstairs W.C 7' 11" x 2' 10" (2.42m x 0.87m)

A useful downstairs water closet. Comes with a basin and a toilet in white.

Home Office/Play Room 10' 2" x 11' 7" (3.09m x 3.52m)

A downstairs home office and childrens play room, located off the entrance hallway. This room could also be utilised as a 4th bedroom. 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.

Lounge 16' 8" x 13' 4" (5.07m x 4.06m)

A very spacious lounge with a feature living flame gas fire and surround. Plenty of space for modern furniture to fit easily. A pair of internal doors (out of shot) lead through to Reception 2 to the rear. Decorated in neutral colours with a light oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 12' 0" x 13' 3" (3.67m x 4.03m)

A second reception room to the rear of the property. Currently being used as a dining room. Decorated with a patterned wallpaper and comes with a light oak wood laminate floor. Fitted with double glazed patio doors to the rear aspect, leading into the conservatory. Warmed by a gas central heated radiator.

Kitchen 14' 3" x 14' 4" (4.34m x 4.38m)

A modern fully fitted kitchen with an integrated gas hob, grill, oven, extractor hood and a wine/bottle cooler. Plumbed in for a dishwasher. Decorated in neutral colours with a grey wood laminate floor. A double glazed entrance door and window is fitted to the rear aspect.

Conservatory 10' 2" x 7' 10" (3.1m x 2.4m)

A double glazed Conservatory to the rear of the property.

Rear Garden 25' 5" x 52' 8" (7.75m x 16.06m)

A landscaped Garden to the rear of the property. Comes with a patio area, grass lawn, 2 summer houses and a garden shed.

Master bedroom 10' 4" x 16' 7" (3.15m x 5.06m)

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

En-suite to the Master bedroom 7' 1" x 7' 5" (2.16m x 2.25m)

An en-suite Shower Room to the Master bedroom. Comes with a vanity basin, toilet and a shower cubicle. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 11' 10" x 11' 7" (3.6m x 3.53m)

A second double sized bedroom to the rear of the property. Comes with fully fitted wardrobes and a dresser in cream. 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.



Bedroom 3 8' 5" x 12' 2" (2.57m x 3.7m)

A third double sized bedroom to the rear of the property. Comes with fitted wardrobes in cream. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 8' 5" x 12' 2" (2.57m x 3.7m)

A family bathroom with a 3 piece suite in white. Includes a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. A double glazed velux window is fitted. Warmed by a gas central heated radiator.



