



Oakfield Grove, Farnworth, Bolton, BL4 9SW

Offers in the Region Of £199,950

FOR SALE WITH NO ONWARD CHAIN! STUNNING HIGH QUALITY PRESENTATION THROUGHOUT! An extremely well presented 3 bedroom end terraced property with a double driveway to the front and a very spacious rear garden, located on Oakfield Grove in the Farnworth area of Bolton in Greater Manchester. Set back at the head of a quiet cul-de-sac, briefly comprises of the following, a spacious lounge with plenty of space for modern furniture, a modern fully fitted kitchen with an integrated gas hob, microwave, grill, oven and a chrome extractor hood, an open plan dining area with space for a good sized dining table and chairs, plus a very spacious rear garden with an elevated seating area, grass lawn, garden pond and storage shed. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (Fully fitted modern wardrobes fitted to the Master bedroom) and a modern Family bathroom in grey including a vanity basin, toilet and a walk in shower with a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Close by to the centre of Farnworth, the M60 and M61 motorway junctions, St James



ACCOMMODATION

Lounge 15' 7" x 13' 9" (4.76m x 4.18m)

A spacious lounge with plenty of space for modern furniture to fit easily. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 18' 10" x 11' 1" (5.74m x 3.38m)

A modern fully fitted kitchen in white with contrasting worktops. Comes with an integrated gas hob, grill, oven, microwave and a chrome extractor hood. Open plan dining area to the far side with space for a good sized dining table and chairs. Fitted with double glazed windows to the front aspect, with a pair of double glazed french doors to the rear aspect. Warmed by a gas central heated radiator.

Open plan dining area (Within the kitchen)

An open plan dining area, adjacent to the kitchen. Space for a good sized dining table and chairs. Decorated in neutral colours with a grey tiled floor. (Room size, see kitchen measurements which are for the kitchen and dining area in total)

Rear Garden 55' 9" x 29' 6" (17m x 9m)

A very spacious rear garden with an elevated seating area, grass lawn, garden pond and storage shed. Space to extend if required.

Upper floor landing area 6' 2" x 10' 4" (1.88m x 3.16m)

The upper floor landing area. Decorated in neutral colours with a dark grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 8' 0" x 7' 9" (2.44m x 2.37m)

A stunning, modern Family bathroom in grey. Comes with a vanity basin, toilet and a walk in shower with a glass shower screen. A double glazed window is fitted to the front aspect. Warmed by a gas central heated towel holder.

Master bedroom 12' 6" x 9' 10" (3.82m x 3.0m)

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

Bedroom 2 9' 10" x 10' 10" (3.0m x 3.3m)

A double sized bedroom to the rear of the property. Space for fitted or free standing wardrobes. 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 8' 10" x 8' 8" (2.68m x 2.63m)

A single sized bedroom to the front of the property. Decorated in dark grey with a lighter grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



