



### **Ashby Close, Farnworth, Bolton, BL4 7TS**

**Offers in the Region Of £285,000**

A well presented, extended 3 bedroom detached home with a driveway, garage and a very spacious rear landscaped garden, located on Ashby Close in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance porch, a spacious lounge with a feature inset wood burner and surround, a modern fully fitted galley style kitchen with an integrated gas hob, oven and extractor hood, an open plan dining area with space for a good sized dining table and chairs, a downstairs W.C, a second large reception room with a feature wood burner fire and surround, plus a very spacious landscaped rear garden with a patio area, grass lawn and a storage shed. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, with fully fitted wardrobes to 2 of the bedrooms and an en-suite bathroom to the Master bedroom, including a basin, toilet and a shower cabinet, plus a modern 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. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Close by to a number of local schools,





## ACCOMMODATION

### **Entrance Porch** 6' 1" x 3' 7" (1.86m x 1.10m)

The entrance porch to the front of the property.

### **Lounge** 14' 9" x 11' 5" (4.5m x 3.49m)

A spacious lounge to the front of the property, with a feature wood burner fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a pink coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 7' 9" x 11' 9" (2.37m x 3.58m)

A modern fully fitted, galley style kitchen in cream, with an integrated microwave, gas hob, oven and an extractor hood. Fitted with a double glazed window to the side aspect. Decorated in neutral colours with a beige tiled floor.

### **Dining Area** 7' 10" x 8' 10" (2.38m x 2.70m)

An open plan dining area, adjacent to the kitchen. Space for a good sized dining table and chairs. Decorated in neutral colours with a pink coloured carpet. A pair of double glazed french doors are fitted to the rear.

### **Downstairs W.C** 2' 10" x 5' 5" (0.86m x 1.65m)

A useful downstairs Water Closet, just off from the kitchen.

### **Reception Room 2** 11' 10" x 19' 8" (3.60m x 6.0m)

A very spacious 2nd Reception Room to the rear of the property. Comes with a feature wood burner fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a pink coloured carpet. Fitted with three double glazed windows to the rear aspect. Warmed by a gas central heated radiator.

### **Rear Garden** 33' 8" x 42' 2" (10.27m x 12.85m)

A very spacious garden to the rear with a patio area, grass lawn and a storage shed.

### **Master bedroom** 13' 11" x 9' 5" (4.23m x 2.87m)

A double sized Master bedroom to the rear of the property. Space for fitted or free standing wardrobes. Comes with an en-suite bathroom. Decorated in neutral colours with a wine coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **En-Suite to the Master bedroom** 7' 9" x 5' 8" (2.35m x 1.73m)

The en-suite bathroom to the master bedroom. Comes with a vanity basin, toilet and a shower cabinet.

### **Bedroom 2** 8' 4" x 12' 4" (2.54m x 3.76m)

A double sized bedroom to the front of the property. 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 front aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 8' 10" x 7' 3" (2.68m x 2.20m)

A single sized bedroom to the front of property. Comes with fully fitted wardrobes in white. Decorated in neutral colours with a pink coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



**Family Bathroom** 8' 0" x 5' 3" (2.45m x 1.6m)

A modern 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. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.





