



**Westland Avenue, Farnworth, Bolton, BL4 9SR**

**Offers in the Region Of £185,000**

LARGE CORNER PLOT, POTENTIAL TO EXTEND TO THE SIDE! (Subject to planning permission). FREEHOLD! A well presented 3 bedroom semi detached home with a gated driveway and very spacious lawned garden to the side, located on Westland Avenue in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature living flame gas fire and surround, a fully fitted kitchen in cream with an open plan dining area with space for a good sized dining table and chairs, plus a low maintenance garden to the rear. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, a family bathroom with a basin and a bath tub with a shower over the bath and a glass shower screen plus a standalone toilet adjacent to the Family bathroom. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Close by to St James High School, Bolton Hospital and the M60/M61 motorway junctions. Plenty of shops and supermarkets within easy reach. The EPC has been ordered and will be live on the advert soon. Viewings by appointment only with Bolton





## ACCOMMODATION

### **Entrance Hallway** 13' 7" x 5' 10" (4.14m x 1.78m)

The entrance hallway to the front of the property. Decorated in white with a light oak wood laminate floor. A double glazed entrance door is fitted to the front aspect, with a double glazed window to the side aspect. Warmed by a gas central heated radiator.

### **Lounge** 14' 4" x 13' 0" (4.38m x 3.96m)

A spacious lounge to the front of the property, with a feature living flame gas fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a patterned feature wall, with a mid oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 0' 0" x 0' 0" (0m x 0m)

A modern fully fitted in cream with contrasting dark grey worktops. Comes with a standalone gas hob, grill and oven, plus a chrome extractor hood. Decorated in neutral colours with a light grey wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator. (Room sizes to follow)

### **Dining Area (Open plan)**

An open plan dining area adjacent to the kitchen with space for a good sized dining table and chairs. Decorated in neutral colours with a light grey wood laminate floor. Fitted with a pair of double glazed French doors to the rear aspect. Warmed by a gas central heated radiator. (Room sizes to follow)

### **Rear Garden**

A low maintenance rear garden with space with garden furniture. Comes with storage sheds to the right.

### **Master bedroom** 12' 0" x 13' 9" (3.67m x 4.20m)

A double sized Master bedroom to the front of the property. Space for fitted or free standing wardrobes. Decorated in neutral colours with a patterned feature wall with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 9' 0" x 13' 7" (2.75m x 4.13m)

A double sized bedroom to the rear of the property. Decorated in neutral colours with a patterned feature wall with a light oak wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 7' 4" x 9' 0" (2.23m x 2.75m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a patterned feature wall, with a light oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Family Bathroom** 6' 0" x 4' 10" (1.84m x 1.47m)

A modern Family bathroom with a vanity basin 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.

### **Standalone Toilet** 6' 1" x 2' 9" (1.86m x 0.84m)

A standalone toilet adjacent to the Master bedroom.





