



Buckley Lane, Farnworth, Bolton, BL4 9SH

Offers in the Region Of £239,950

RARE 3 BEDROOM SEMI DETACHED TRUE BUNGALOW! HUGE FRONT DRIVEWAY WITH PARKING FOR MULTIPLE CARS, GARAGE WITH ELECTRIC!, LANDSCAPED REAR GARDEN! ALL FIXTURES, FITTINGS AND FURNITURE CAN BE INCLUDED WITH THE AGREED SALE PRICE! A well presented 3 bedroom semi detached bungalow located on Buckley Lane in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a spacious lounge with a feature modern wall hung electric fire, an inner hallway, a modern fully fitted kitchen in dark grey with an integrated electric hob, oven and extractor hood, a modern Family bathroom including a basin, toilet and a shower cabinet, 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, a double glazed conservatory, a superb landscaped rear garden with a patio area and artificial grass lawn and a large single garage with electric power supply. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold property with 894 years left on the lease, ground rent is 11 pounds per annum. The EPC is ordered and will be live on the advert soon.



ACCOMMODATION

Entrance Lobby 4' 6" x 3' 7" (1.38m x 1.1m)

The entrance lobby to the front of the property. Space for coats and shoes. A double glazed entrance door is fitted to the front aspect, with an inner wooden door into the lounge.

Lounge 16' 3" x 11' 7" (4.95m x 3.52m)

A spacious lounge with a feature modern electric wall mounted fire. Decorated in cream and grey with a dark grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Inner Hallway 18' 1" x 4' 3" (5.52m x 1.3m)

The inner hallway. Decorated in neutral colours with a dark grey coloured carpet.

Kitchen 13' 8" x 9' 1" (4.16m x 2.76m)

A modern fully fitted kitchen in dark grey with an integrated electric hob, oven and an extractor hood. Plumbed in for a washing machine with space for a tall fridge freezer. Decorated in light grey with a light grey tiled floor. A double glazed window and entrance door are fitted to the side aspect.

Family Bathroom 6' 1" x 6' 3" (1.86m x 1.91m)

A modern Family bathroom with a 3 piece suite including a basin, toilet and a shower cabinet. Comes with fully tiled walls and flooring, A double glazed window is fitted to the side aspect. Warmed by a gas central heated towel holder.

Master bedroom 12' 6" x 10' 8" (3.81m x 3.25m)

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

Bedroom 2 11' 4" x 10' 5" (3.45m x 3.17m)

A double sized bedroom to the rear of the property. Decorated in neutral colours with a patterned feature wall and a dark grey coloured carpet. A double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 7' 4" x 8' 0" (2.24m x 2.45m)

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

Conservatory 11' 0" x 8' 11" (3.36m x 2.73m)

A spacious double glazed Conservatory to the rear of the property. Comes with a dark grey coloured carpet. Warmed by a gas central heated radiator.

Rear Garden 28' 3" x 22' 6" (8.62m x 6.85m)

A superb landscaped rear garden with a large patio area and an artificial grass lawn.



