



### **Caldbeck Drive, Farnworth, Bolton, BL4 0RL**

**Offers in Excess of £279,950**

VERY SPACIOUS REAR GARDEN WITH SPACE TO EXTEND, 2 RECEPTION ROOMS, 3 DOUBLE SIZED BEDROOMS! An extremely well presented 3 bedroom semi detached home with a driveway and a very spacious rear garden, located on Caldbeck Drive in the Farnworth area of Bolton in Greater Manchester. Close by to a number of local schools including St James High School, Bolton Hospital and the M60 and M61 motorway junction. Briefly comprises of the following, a spacious lounge with a feature living flame gas fire and surround, a second reception room with plenty of storage included, a modern fully fitted open plan kitchen with an integrated gas hob, 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 a patio area, large grass lawn and a storage shed. To the upper floor you will find 3 double sized bedrooms with fully fitted wardrobes to 2 of the bedrooms, a stunning recently installed 4 piece Family bathroom including a vanity basin, toilet, standalone bath tub and a walk in shower with a glass shower screen, plus a separate toilet adjacent to the Family bathroom. Comes with double glazed windows





## ACCOMMODATION

### **Lounge** 16' 10" x 16' 7" (5.14m x 5.06m)

A spacious lounge with a feature living flame gas fire and surround. Decorated in neutral colours with a mid oak herringbone wooden floor. A double glazed window and entrance door are fitted to the front aspect. Warmed by a gas central heated radiator.

### **Reception Room 2** 16' 1" x 8' 5" (4.9m x 2.56m)

A modern 2nd Reception Room with built in storage space. Decorated in neutral colours with a mid oak herringbone wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 11' 6" x 10' 7" (3.5m x 3.23m)

A modern fully fitted kitchen with an integrated gas hob, oven and a chrome extractor hood. Plumbed in for a washing machine. Space for a tall fridge freezer. Decorated in neutral colours with a mid oak herringbone floor. A double glazed window is fitted to the rear aspect.

### **Dining area** 11' 10" x 10' 7" (3.61m x 3.22m)

An open plan dining area adjacent to the kitchen. Decorated in neutral colours with a mid oak herringbone floor. Fitted with large patio doors to the rear aspect. Warmed by a gas central heated radiator.

### **Rear Garden** 34' 10" x 40' 0" (10.61m x 12.18m)

A very spacious rear garden with a patio area, large grass lawn and a storage shed included. Plenty of space to extend if required. (Subject to planning permission via Bolton council)

### **Family Bathroom** 8' 2" x 7' 9" (2.50m x 2.35m)

A stunning recently installed 4 piece Family bathroom, including a vanity basin, toilet, standalone bath tub and a walk in shower with a glass shower screen. Fully tiled walls and flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated chrome towel holder.

### **Master bedroom** 12' 6" x 9' 11" (3.81m x 3.03m)

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

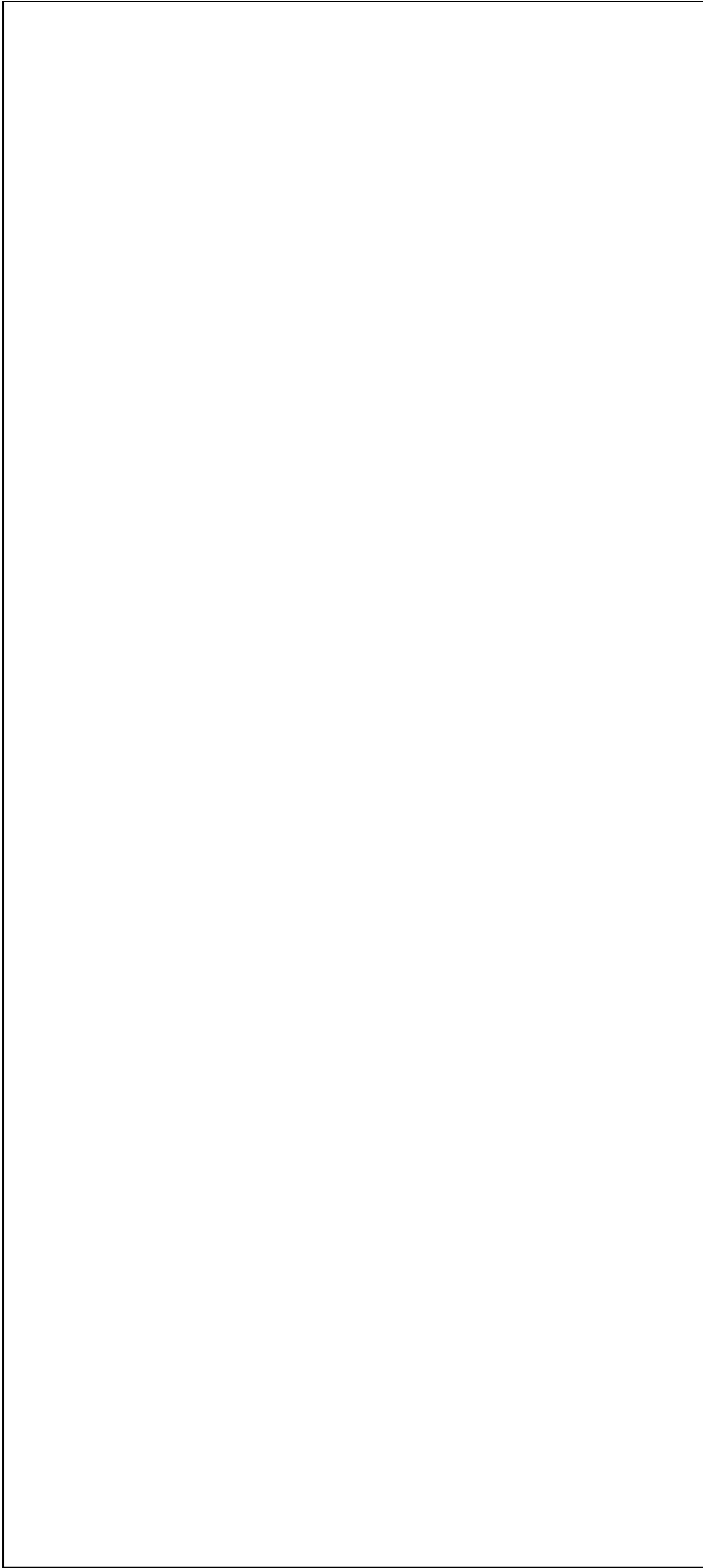
### **Bedroom 2** 12' 10" x 7' 10" (3.91m x 2.4m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a light grey coloured carpet. Comes with fitted wardrobes (out of shot). A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 8' 7" x 11' 10" (2.62m x 3.61m)

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







## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

