



Colchester Drive, Farnworth, Bolton, BL4 0LU

Offers in the Region Of £259,950

A well presented 3 bedroom semi detached property, with a driveway, garage and lawned gardens to the front and rear, located on Colchester Drive 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 electric fire and surround, an open plan dining area, a modern fully fitted kitchen with an integrated microwave oven, dishwasher, fridge freezer and a washing machine, a double glazed conservatory to the rear and a spacious rear garden with a patio area and a grass lawn. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (all bedrooms come with fully fitted wardrobes) and a modern Family bathroom with a 3 piece suite in white, including a vanity 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. Leasehold property. The EPC is ordered and will be live on the advert shortly. Leasehold with 894 years left on the lease. 15 pounds per annum ground rent. EPC is Band D.



ACCOMMODATION

Entrance Hallway 14' 4" x 5' 7" (4.36m x 1.69m)

A spacious entrance hallway and lobby located to the front of the property. Space for coats and shoes. Decorated in neutral colours with an oak wood laminate floor. Fitted with a double glazed entrance door and window to the front aspect. Warmed by a gas central heated radiator.

Lounge 24' 2" x 11' 1" (7.36m x 3.37m)

A spacious open plan lounge with a feature living flame electric fire and surround. Decorated in neutral colours with an oak wood laminate floor. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator. (Room sizes show the full length of the room including the open plan dining area to the rear)

Dining area 0' 0" x 0' 0" (0m x 0m)

An open dining area to the rear of the lounge. Space for a good sized dining table and chairs. Fitted with a pair of french doors to the rear aspect, leading into the conservatory. Decorated in neutral colours with an oak wood laminate floor. Warmed by a gas central heated radiator. (For room sizes see lounge)

Kitchen 10' 3" x 8' 6" (3.13m x 2.58m)

A modern fully fitted kitchen with an integrated microwave, fridge freezer, washing machine, dishwasher and a chrome extractor hood. Also comes with a standalone gas hob, grill and oven. Fitted with a double glazed window to the rear aspect with a double glazed entrance door to the side aspect.

Conservatory 10' 9" x 10' 0" (3.27m x 3.04m)

A spacious double glazed Conservatory to the rear of the property. Could be used as a second smaller reception room.

Rear Garden 32' 10" x 28' 3" (10.00m x 8.60m)

A spacious rear garden with a patio area, large grass lawn and a garage.

Family Bathroom 6' 3" x 6' 5" (1.91m x 1.96m)

A modern Family bathroom with a 3 piece suite in white, including a vanity 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.

Master bedroom 13' 0" x 8' 4" (3.97m x 2.53m)

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

Bedroom 2 10' 2" x 10' 6" (3.1m x 3.2m)

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

Bedroom 3 10' 8" x 6' 6" (3.25m x 1.97m)

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



Energy rating and score

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

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	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:

