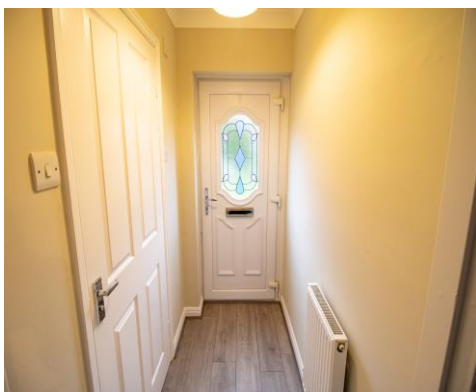




Loweswater Road, Farnworth, Bolton, BL4 0PL

Offers in the Region Of £220,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! DOUBLE DRIVEWAY! An extremely well presented 3 bedroom end terraced home with a conservatory to the rear, located on Loweswater Road in the Farnworth area of Bolton in Greater Manchester. Close by to a number of popular schools, including St James High School, Bolton Hospital and the M60 and M61 motorway junctions. Tucked away at the head of a quiet cul-de-sac, briefly comprises of the following, an entrance hallway, a downstairs W.C, a spacious lounge with a feature electric fire and surround, a superb brand new fully fitted kitchen in light grey with an integrated electric hob and oven, a double glazed conservatory and a large 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 and a Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a mixer 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. Charging point fitted for an electric car to be charged to the front of the property. Epc is band D.



ACCOMMODATION

Entrance Hallway 6' 11" x 3' 6" (2.12m x 1.07m)

The entrance hallway to the front of the property. Decorated in neutral colours with a grey wooden laminate floor. A double glazed entrance door is fitted to the front aspect. Warmed by a gas central heated radiator.

Downstairs W.C 6' 1" x 3' 3" (1.85m x 1.0m)

A water closet with a basin and a toilet in white. Just off the entrance hallway. Decorated in neutral colours with a grey wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Lounge 13' 5" x 14' 11" (4.1m x 4.55m)

A spacious lounge with a feature living flame effect electric fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a grey wood laminate floor. Fitted with a double glazed window to the front aspect. Warmed by 2 gas central heated radiators.

Kitchen 9' 8" x 14' 11" (2.95m x 4.54m)

A brand new, stunning fully fitted kitchen in grey to the rear of the property. Comes with an integrated electric hob and oven. Part tiled walls in grey. Decorated in neutral colours with a grey wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Conservatory 11' 7" x 6' 11" (3.52m x 2.11m)

A spacious double glazed Conservatory to the rear of the property. Decorated in neutral colours with a grey wood laminate floor.

Rear Garden 46' 2" x 34' 9" (14.08m x 10.6m)

A large rear garden with a patio area and a spacious grass lawn. Space to extend if required, subject to required planning permissions.

Master bedroom 12' 0" x 8' 10" (3.66m x 2.68m)

A double sized Master bedroom to the front of the property. 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' 7" x 9' 0" (3.23m x 2.74m)

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

Bedroom 3 6' 11" x 6' 11" (2.1m x 2.11m)

A single sized bedroom to the front aspect. 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.

Family Bathroom 6' 7" x 6' 3" (2.0m x 1.9m)

A family bathroom to the rear of the property. Comes with a 3 piece suite in white including a basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Part tiled walls in light blue around the bath tub, decorated in neutral colours. 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 D. 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		82 B
69-80	C		
55-68	D	58 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:

• the average property is D

