



Park Street, Farnworth, Bolton, BL4 7RE

£239,950

STUNNING INTERIOR THROUGHOUT! EXTENDED TO THE REAR, 2 FAMILY BATHROOMS! An amazing, high spec, extended 3 bedroom semi detached home located on Park Street in the Farnworth area of Bolton in Greater Manchester. Close by to the centre of Farnworth, the local bus and train stations, M60 motorway junction and Bolton Hospital. Briefly comprises of the following, an entrance porch, a spacious lounge with plenty of space for modern furniture, a stunning high quality fully fitted kitchen with an integrated microwave, grill, oven, induction hob, fridge, freezer, dishwasher and a washer dryer, a utility room, a modern Family bathroom to the ground floor with a basin, toilet and a walk in shower, a large rear garden with a patio area and a summer house used by the family as a games and entertainment area. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (with fully fitted modern sliding wardrobes to the master bedroom), and a modern Family bathroom with a 3 piece suite including a vanity basin, toilet and a bath tub with a shower over the bath. Comes with double glazed windows and doors throughout. Driveway to the front offering off road parking. Warmed by



ACCOMMODATION

Entrance Porch 5' 3" x 3' 1" (1.6m x 0.95m)

The entrance porch to the front of the property.

Lounge 15' 11" x 14' 10" (4.85m x 4.51m)

A modern and spacious lounge to the front of the property, with a feature media wall as a centre piece. Plenty of space for modern furniture to fit easily. Modern decor in grey with a light grey modern tiled floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 18' 4" x 12' 8" (5.6m x 3.87m)

A stunning high spec fully fitted modern kitchen with an integrated microwave, grill, oven, induction hob, fridge, freezer, dishwasher and a washer/dryer. Modern decor with a light grey tiled floor.

Dining area (to the rear of the kitchen)

A dining area set within the kitchen area with space for a large dining table and chairs. Modern decor with a light grey tiled floor. Fitted with double glazed french doors to the rear aspect.

Utility Room 4' 8" x 6' 2" (1.41m x 1.88m)

The utility room to the right hand side of the kitchen. Comes with an integrated washer/dryer and sink. Neutral decor with a light grey tiled floor. A double glazed window is fitted to the rear aspect.

Family Bathroom (Downstairs) 9' 6" x 5' 9" (2.9m x 1.75m)

A modern Family bathroom to the ground floor. Comes with a basin, toilet and a walk in shower. Fully tiled walls and flooring in grey. Warmed by a gas central heated chrome towel holder.

Rear Garden 22' 3" x 23' 0" (6.77m x 7.00m)

A large rear garden with a low maintenance patio area, summer house and a storage shed.

Summer House 11' 1" x 15' 0" (3.38m x 4.58m)

A fully insulated summer house with electric supply fitted. Used by the family as a gaming and entertainment area.

Master bedroom 9' 7" x 8' 8" (2.92m x 2.64m)

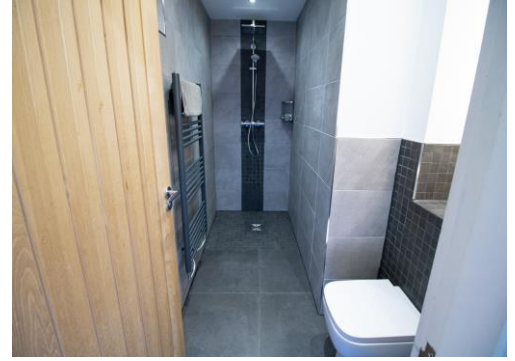
A double sized Master bedroom to the rear of the property. Comes with modern sliding fitted wardrobes in dark grey. A double glazed window is fitted to the rear aspect. Decorated in neutral colours with a grey coloured carpet. Warmed by a gas central heated radiator.

Bedroom 2 12' 6" x 8' 5" (3.80m x 2.56m)

A second double sized 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 3 10' 5" x 6' 4" (3.18m x 1.94m)

A single sized 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.



Family bathroom (Upper floor) 5' 10" x 6' 4" (1.77m x 1.92m)

A modern Family bathroom to the upper floor. Comes with a 3 piece suite including a vanity basin, toilet and a bath tub with a shower over the bath. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated towel holder.



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		90 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:

