



Egerton Street, Farnworth, Bolton, BL4 7JH

Offers in the Region Of £165,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! IDEAL FOR FIRST TIME BUYERS!

FREEHOLD! A well presented 3 bedroom mid terraced home located on Egerton St in the Farnworth area of Bolton in Greater Manchester. Close by to the centre of Farnworth, a number of local schools including St James High School, Bolton Hospital and the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance porch, entrance hallway, a spacious lounge with a feature living flame gas fire and surround, a second reception room with a pair of double glazed french doors to the rear aspect, a modern fully fitted kitchen including a five burner gas hob, grill, double oven and a chrome extractor hood, plus a large rear garden with a decking area and a grass lawn. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (fully fitted wardrobes to 2 of the bedrooms) and a modern Family bathroom with a 4 piece suite including a basin, toilet, bath tub and a shower cabinet. Double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC is ordered and will be live on the advert soon.



ACCOMMODATION

Entrance Porch

An entrance porch to the front of the property.

Entrance Hallway 14' 8" x 5' 11" (4.48m x 1.80m)

An entrance hallway to the front of the property. Decorated in white with a mid oak wood laminate floor. Warmed by a gas central heated radiator.

Lounge 14' 2" x 13' 0" (4.33m x 3.97m)

A spacious lounge with a feature living flame gas fire and surround. Plenty of space for modern furniture to fit easily. Decorated in white with a patterned feature wall and a grey coloured carpet. Fitted with a double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 9' 11" x 11' 4" (3.01m x 3.46m)

A good sized 2nd Reception Room to the rear of the property. Decorated in white with a mid oak wood laminate floor. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 10' 4" x 9' 10" (3.15m x 3.00m)

A modern fully fitted kitchen including a five burner hob, grill, double oven and a chrome extractor hood. Decorated in white with part tiled walls and a grey tiled floor. Fitted with a double glazed window and entrance door to the rear aspect.

Rear Garden 28' 1" x 20' 7" (8.57m x 6.27m)

A large rear garden with a decking area and a grass lawn.

Family Bathroom 7' 5" x 7' 9" (2.25m x 2.37m)

A modern Family bathroom with a 4 piece suite including a basin, toilet, bath tub and a shower cabinet. Decorated in white with part tiled walls and a fully tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated chrome towel holder.

Master bedroom 11' 8" x 10' 3" (3.55m x 3.12m)

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

Bedroom 2 9' 11" x 10' 10" (3.03m x 3.30m)

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

Bedroom 3 8' 10" x 8' 10" (2.68m x 2.70m)

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



