



Windermere Road, Farnworth, Bolton, BL4 0QW

Offers in the Region Of £195,000

FOR SALE WITH NO ONWARD CHAIN! FREEHOLD! A well presented 3 bedroom semi detached home with a double driveway to the front, located on Windermere Rd 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 junctions. Briefly comprises of the following, an entrance hallway, a spacious lounge, a modern fully fitted kitchen with an integrated gas hob, oven and a chrome extractor hood, a dining room with space for a good sized dining table and chairs, 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, plus a modern Family bathroom with a 3 piece suite 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. Epc is band C.







ACCOMMODATION

Entrance Hallway 12' 7" x 6' 0" (3.84m x 1.83m)

The entrance hallway to the front of the property. Decorated in neutral colours with a grey coloured carpet. Fitted with a double glazed window to the side aspect and a double glazed entrance door to the front aspect. Warmed by a gas central heated radiator.

Lounge 11' 1" x 14' 4" (3.38m x 4.36m)

A spacious lounge 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.

Kitchen 10' 7" x 10' 7" (3.22m x 3.22m)

A modern fully fitted kitchen with an integrated gas hob, oven and a chrome extractor hood. Plumbed in for a washing machine with space for a tall fridge freezer. A double glazed window is fitted to the rear aspect.

Dining Room 10' 3" x 8' 11" (3.13m x 2.72m)

A dining area adjacent to the kitchen. Space for a good sized dining table and chairs. Decorated in neutral colours with a grey coloured carpet. A double glazed entrance door is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden 28' 0" x 25' 8" (8.54m x 7.82m)

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

Master bedroom 11' 5" x 13' 11" (3.48m x 4.25m)

A double sized bedroom to the front of the property. Space for fitted or free standing wardrobes. 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 14' 9" (3.11m x 4.50m)

A second double sized bedroom to the rear of the property. Space for fitted or free standing wardrobes. 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 9' 0" x 8' 10" (2.74m x 2.68m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 6' 0" x 8' 5" (1.82m x 2.57m)

A modern Family bathroom with a 3 piece suite including a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Fitted with 2 double glazed windows to the rear aspect. Warmed by a gas central heated radiator.







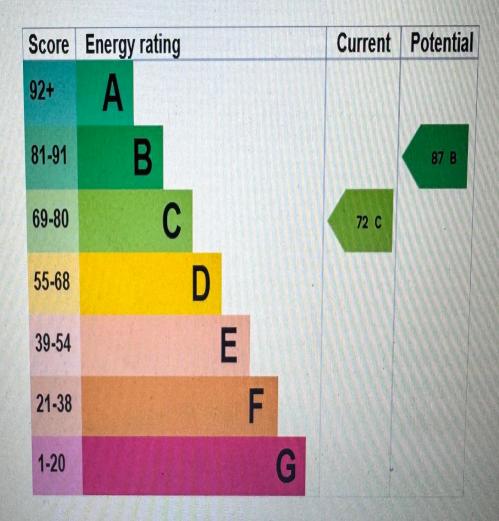




Energy rating and score

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

See how to improve this property's energy efficiency.



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 bilts are likely to be.

For properties in England and Wales: