



Caldbeck Drive, Farnworth, Bolton, BL4 0RL

Offers in the Region Of £315,000

IDEAL FAMILY HOME! 2 RECEPTION ROOMS! EXTENDED TO THE REAR, HUGE 90FT REAR GARDEN, 3 DOUBLE SIZED BEDROOMS! An extremely well presented, very spacious and extended 3 bed semi detached home with a driveway, integrated garage and a huge rear garden, located on Caldbeck Drive in the Farnworth area of Bolton. Close by to St James High School, local golf course, Bolton Hospital and the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature electric fire and surround, an open plan 2nd Reception Room, a superb modern kitchen with an integrated induction hob, microwave, oven and a dishwasher, an integrated garage, and a huge rear garden with a patio area, large grass lawn and a summer house. To the upper floor you will find 3 double sized bedrooms, (fitted wardrobes to 2 of the bedrooms), a fantastic Family bathroom with a deep bath tub, basin and a shower cabinet and a separate toilet adjacent to the Family bathroom. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold property with 947 years left on the lease, 20



ACCOMMODATION

Entrance Hallway 10' 6" x 7' 11" (3.2m x 2.42m)

A spacious entrance hallway, with a storage cupboard to the rear and further storage space under the stairwell. Decorated in neutral colours with a high quality dark oak wooden floor. A double glazed composite entrance door is fitted to the front aspect. Warmed by a gas central heated radiator.

Lounge 13' 3" x 13' 5" (4.05m x 4.1m)

A spacious lounge with a feature living flame electric fire and surround. Plenty of space for modern furniture to fit easily. 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.

Reception Room 2 (Open plan) 12' 9" x 12' 0" (3.88m x 3.67m)

A spacious, open plan 2nd Reception Room to the rear of the property. Currently utilised as a dining area. A pair of double glazed patio doors to the rear aspect let in lots of natural light. Decorated in neutral colours with a grey coloured carpet.

Kitchen 9' 10" x 16' 6" (3.0m x 5.03m)

A superb modern fully fitted kitchen to the rear, in dark grey with contrasting worktops. Comes with an integrated induction hob, microwave, oven and a dishwasher. Plumbed in for a washing machine with space for a large fridge freezer. Decorated in neutral colours with a high quality oak 'karndean' floor. A double glazed window and entrance door is fitted to the rear aspect. Warmed by a modern gas central heated radiator.

Rear Garden 88' 7" x 29' 7" (27m x 9.02m)

A huge 90ft landscaped garden to the rear, with a patio area, large grass lawn and a summer house included. A great space for a family to enjoy fun times together.

Master bedroom 12' 6" x 12' 8" (3.82m x 3.85m)

A spacious double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes with lots of storage space. Decorated in neutral colours with a light brown carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 12' 4" x 12' 9" (3.75m x 3.88m)

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

Bedroom 3 10' 4" x 8' 5" (3.15m x 2.57m)

A third, smaller 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.

Family Bathroom 7' 5" x 8' 4" (2.26m x 2.53m)

A superb modern Family bathroom with a deep bath tub, basin and a shower cabinet in white. Part tiled walls and a tiled floor in neutral colours. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Toilet (Standalone next to the Family bathroom) 6' 0" x 2' 11" (1.83m x 0.89m)

A standalone toilet adjacent to the Family bathroom.





