



Highfield Drive, Farnworth, Bolton, BL4 0RR

Offers in the Region Of £189,950

3 BEDROOMS! DRIVEWAY AND A GARAGE! FREEHOLD! CLOSE BY TO ST JAMES HIGH SCHOOL! A well presented 3 bedroom end terraced home with a driveway, garage and lawned gardens to the front and rear, located on Highfield Drive 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 open plan lounge, an open plan dining area with a pair of double glazed french doors to the rear aspect, an open plan modern fully fitted kitchen including an integrated gas hob and oven, plus a large rear garden with a patio area, grass lawn and a garage. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, and a modern Family bathroom with a 3 piece suite in white, including a 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 D.



ACCOMMODATION

Lounge 13' 9" x 11' 11" (4.20m x 3.63m)

A spacious open plan lounge to the front of the property. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a patterned feature wall and a grey oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Dining Room 9' 8" x 8' 5" (2.95m x 2.57m)

An open plan dining room to the rear of the property. Space for a good sized dining table and chairs. Decorated in neutral colours with a grey oak wood laminate floor. A pair of double glazed windows are fitted to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 9' 1" x 7' 8" (2.76m x 2.33m)

An open plan kitchen with an integrated gas hob and oven. Plumbed in for a washing machine with space for a tall fridge freezer. Decorated in neutral colours with part tiled walls in grey and a beige coloured wood laminate floor. A double glazed window is fitted to the rear aspect.

Rear Garden

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

Master bedroom 13' 1" x 9' 0" (4.0m x 2.74m)

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

Bedroom 2 9' 1" x 9' 2" (2.78m x 2.8m)

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

Bedroom 3 10' 4" x 6' 5" (3.14m x 1.96m)

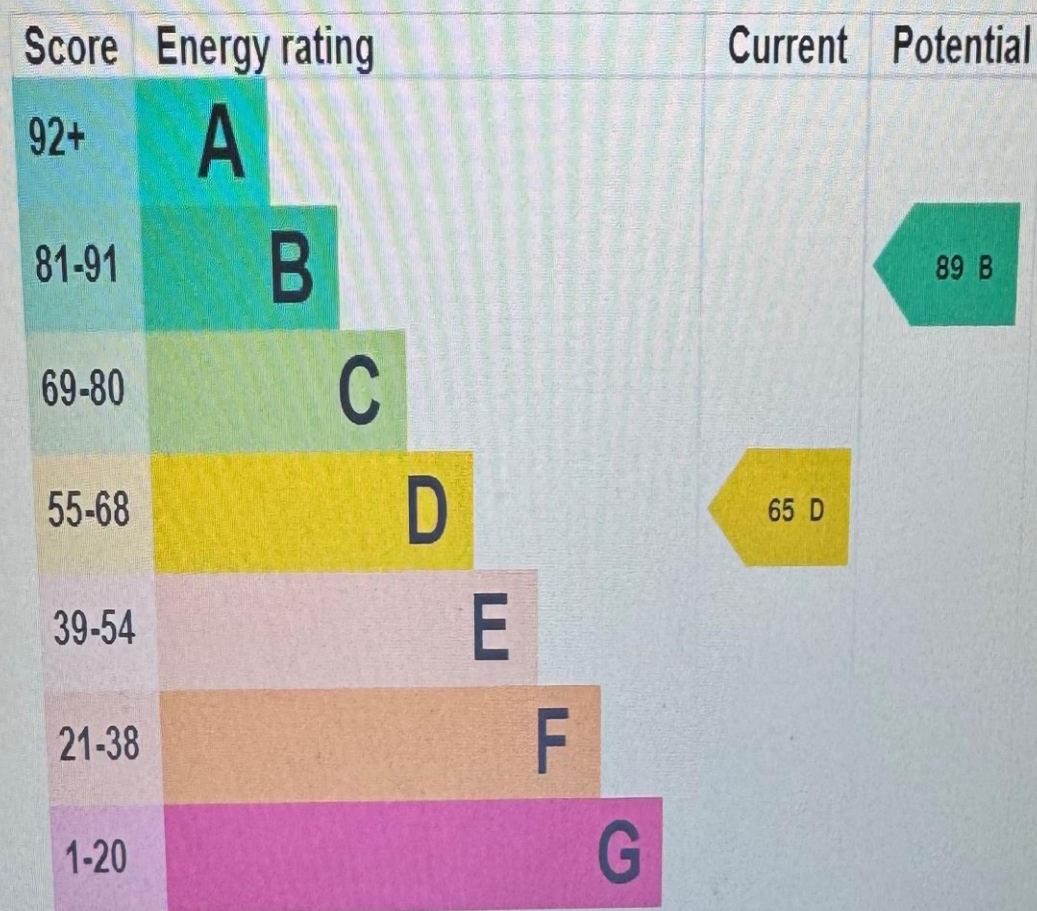
A single sized bedroom to the front of the property. Decorated in grey and white, with a light grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



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.](#)



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:

