



**Waters Edge, Farnworth, Bolton, BL4 0NL**

**Offers in the Region Of £299,950**

A well presented 3 bedroom detached home with a garage and a driveway, located at Waters Edge in the Farnworth area of Bolton in Greater Manchester. Close by to a number of local high schools including Mount St Josephs and St James High School, Bolton Hospital and the M60/M61 motorway junctions. Briefly comprises of the following, an entrance lobby, downstairs W.C, a spacious lounge with a feature living flame gas fire and surround, an open plan dining area with space for a good sized dining table and chairs, a modern fully fitted kitchen with an integrated electric hob, oven and an extractor hood, plus a landscaped rear garden with patio areas and a grass lawn. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (Both double bedrooms come with fully fitted wardrobes) and a modern Family bathroom with a three piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. Comes with double glazed windows and doors throughout. EPC is band D. Leasehold with 962 left on the lease, ground rent is 65 pounds per annum.





## ACCOMMODATION

### **Entrance Lobby** 9' 10" x 3' 6" (3.0m x 1.07m)

The entrance lobby to the front of the property. Decorated in neutral colours with a grey tiled floor. A double glazed entrance door is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Downstairs W.C** 2' 11" x 5' 4" (0.9m x 1.63m)

A modern downstairs water closet off the entrance hallway. Comes with a vanity basin and a toilet. Decorated in white and grey with a light grey tiled floor. A double glazed window is fitted to the front aspect. Warmed by a chrome towel holder.

### **Lounge** 17' 6" x 13' 1" (5.34m x 4.0m)

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

### **Dining Room** 10' 10" x 8' 2" (3.31m x 2.5m)

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 light grey coloured carpet. Fitted with double glazed patio doors to the rear aspect. Warmed by a gas central heated radiator.

### **Kitchen** 10' 10" x 8' 9" (3.31m x 2.67m)

A modern fully fitted kitchen with an integrated electric hob, oven and a chrome extractor hood. Decorated in light grey with part tiled walls and a light grey tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Rear Garden** 39' 1" x 37' 1" (11.9m x 11.3m)

A large rear landscaped gardens with patio areas and a grass lawn.

### **Master bedroom** 15' 0" x 9' 11" (4.57m x 3.01m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes in cream (out of shot) and a dressing table. Decorated in neutral colours with a light green coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 9' 8" x 10' 2" (2.94m x 3.11m)

A second double sized bedroom to the rear of the property. Comes with fully fitted wardrobes (out of shot). Decorated in neutral colours with a light grey coloured carpet.

### **Bedroom 3** 9' 3" x 6' 8" (2.82m x 2.03m)

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

### **Family Bathroom** 6' 5" x 6' 9" (1.95m x 2.05m)

A modern fully fitted Family bathroom to the rear of the property. Comes with a 3 piece suite in white including a basin, toilet and a bath tub with a shower over the bath. Decorated in neutral colours with part tiled walls and flooring, A double glazed window is fitted to the rear aspect. Warmed by a chrome towel holder.





## Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 62 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:

