



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.







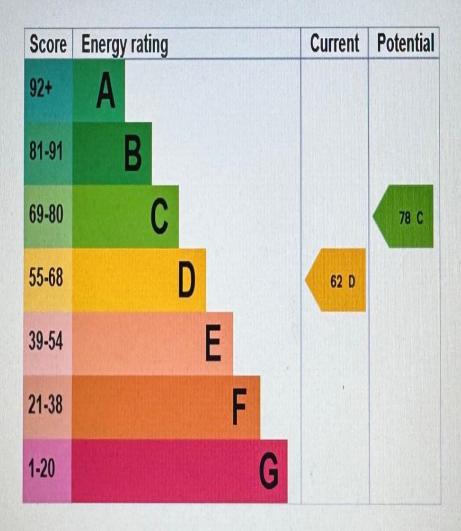




Energy rating and score

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

See how to improve this property's energy efficiency.



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.

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