



## 44 Fernbeck Close

Farnworth, Bolton, BL4 8BR

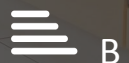
£120,000

JonesPottsTaylor are delighted to offer FOR SALE this deceptively spacious, two bedroom, purpose-built, GROUND FLOOR apartment. Situated in a sought after residential location in Farnworth, close to transport and network links, schools, shops and amenities. The property briefly comprises of; communal hallway, private entrance vestibule, hallway, an open plan living / dining room and kitchen featuring a Juliet balcony, two double bedrooms, one benefitting from fitted wardrobes and a family bathroom with three piece suite. Outside are wrap around communal gardens and carpark with allocated and visitor parking. Viewings for this property are highly recommended to see its potential investment opportunity.

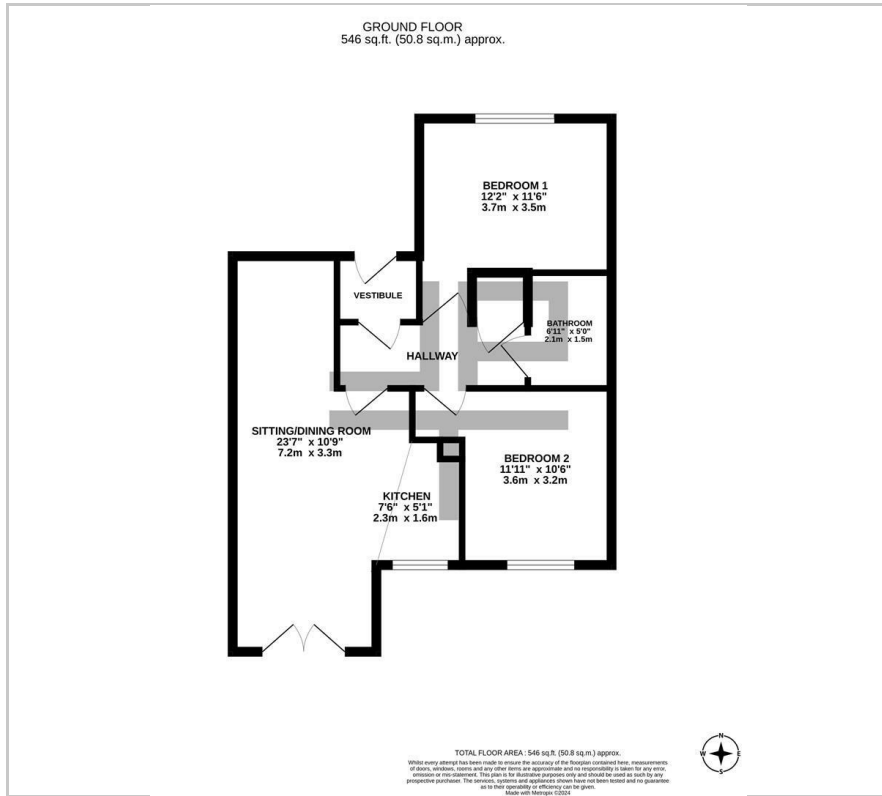
### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

- Ground Floor Apartment
- Close To Transport & Network Links
- Open Plan Style Living
- Two Double Bedrooms
- Potential Investment Opportunity
- Gas Central Heating & UPVC Windows



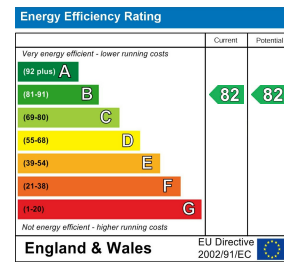
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.