



## 19 Derwent Road, Farnworth

£200,000 Leasehold

Three bed semi detached property • Two reception rooms • Extended kitchen • Modern bathroom suite • Fitted wardrobes in the bedroom three • Flagged driveway to rear • Walking distance to outstanding schools both primary and secondary • Close to local amenities • Close to motorway links • Close to Bolton Hospital





Nestled in a sought-after neighbourhood, this 3-bedroom semi-detached house offers a blend of comfort and style for a delightful living experience. Boasting two reception rooms and an extended kitchen, this property provides ample space for relaxation and entertaining guests. The modern bathroom suite adds a touch of luxury, while fitted wardrobes in the third bedroom offer convenience and storage solutions. To the rear, a flagged driveway leads the way, ensuring convenient access for vehicles. Embracing a prime location, this home is within walking distance of outstanding primary and secondary schools, making it an ideal choice for families. Residents will also enjoy the proximity to local amenities, motorway links, and the nearby Bolton Hospital for added convenience and peace of

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Step outside to discover the enchanting outdoor space that this property has to offer. Enclosed by a wrought iron fence and gate, the front of the house welcomes you with a flagged pathway and a charming lawned area. Side access is granted through another wrought iron gate, complemented by a flagged pathway that leads to the rear. There, a fully flagged garden awaits, complete with double wrought iron gates for accommodating one vehicle off-road. Outdoor security lighting ensures safety and peace of mind, while a wooden shed offers storage solutions for gardening tools and more. An outside hosepipe connection simplifies outdoor maintenance tasks, while the fence panel surround provides privacy and a peaceful setting to relax and unwind. This home embodies the perfect blend of indoor comfort and outdoor charm, offering a well-balanced lifestyle for its fortunate new owners.