



RESIDE  
BOLTON



4 Heathfield  
Farnworth, Bolton, BL4 7SB  
**Guide Price £155,000**



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## 4 Heathfield

Farnworth, Bolton, BL4 7SB

Nestled in the charming area of Farnworth, this delightful true bungalow offers a perfect blend of comfort and convenience. With a generous living space of 840 square feet, the property features two well-proportioned bedrooms and a welcoming reception room, offering floor to ceiling bi-fold doors and a vaulted ceiling, ideal for both relaxation and entertaining. The immaculate internal condition of the home ensures that you can move in with ease, enjoying the modern comforts it provides.

This bungalow boasts a classic design while still meeting the needs of contemporary living. The heart of this home is undoubtedly the high-quality kitchen, complete with integrated appliances, feature lighting and granite tops. With high efficiency fan assisted radiators, you are sure to feel the benefit in the colder months! The property includes a well-appointed bathroom, ensuring that all essential amenities are readily available. For those with vehicles, the off-road parking can accommodate several vehicles, providing both convenience and security.

With excellent transport links, it is an ideal choice for commuters or those who enjoy exploring the surrounding areas. While some external work may be required, this presents a wonderful opportunity for the new owner to personalise the exterior to their taste.

\*\*\*This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (jamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT\*\*\*







### Entrance Hall

Tiled entrance hall with fitted media wall providing shelving and storage.

### Kitchen

Finished to a very high standard, this space offers an incredible amount of storage with wall and base units, kitchen island and corner larger. Integrated SMEG appliances including oven, microwave, Hob & rising charging point. Granite work surfaces and feature lighting.

### Lounge

Located at the rear of the home, this spacious lounge offers a feature media wall, complimented by floor to ceiling bi-fold doors under a vaulted ceiling.

### Bedroom 1

A generous master bedroom with laminated floors, fitted wardrobes and air conditioning unit.

### Bedroom 2

A good size second bedroom with a box bay window to front.

### Garden Room

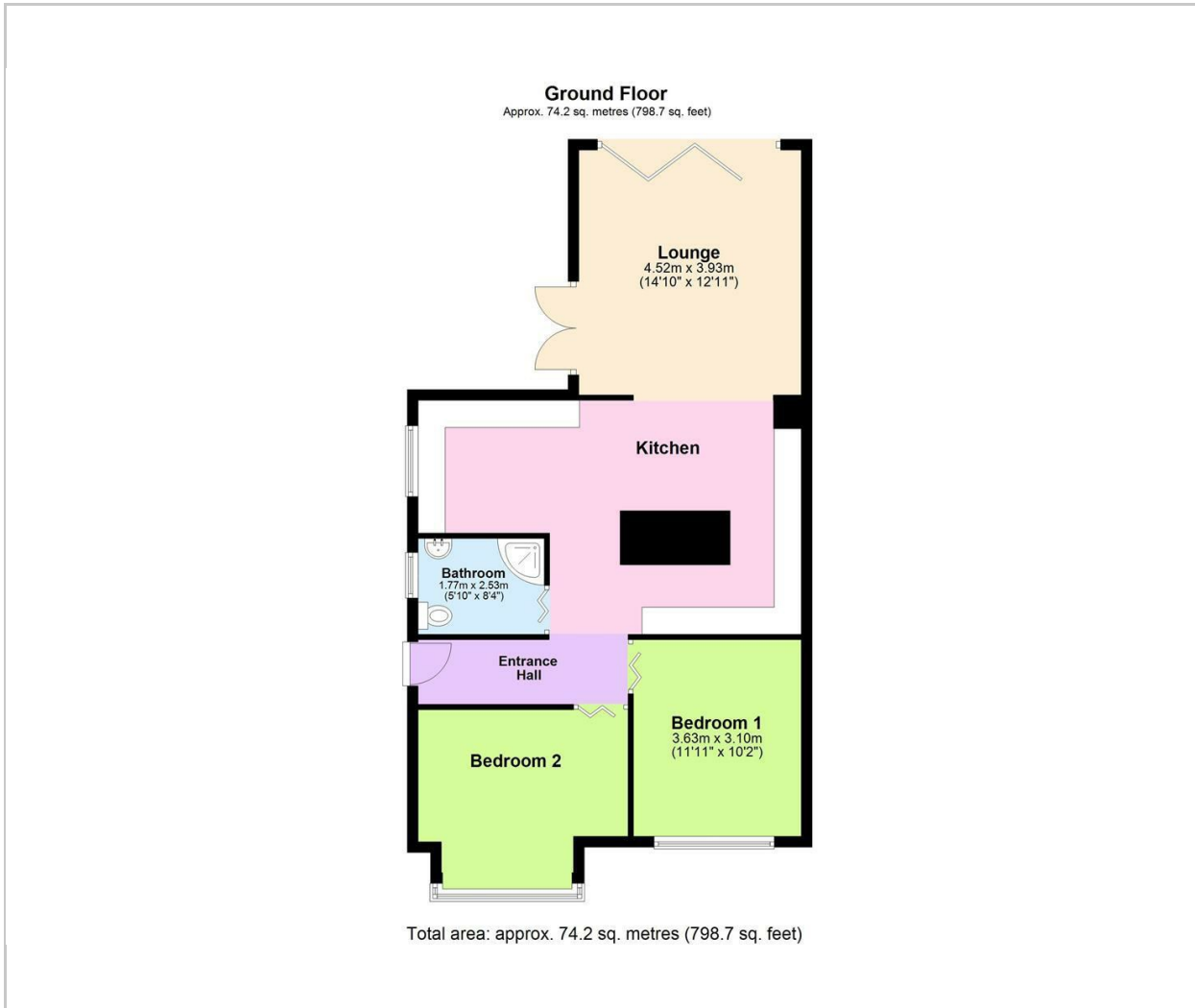
An ideal space to be transformed into a garden room, annex or just storage. Fitted with a bathroom and offers power and lighting and double glazed windows and doors. Separate storage shed to the rear.



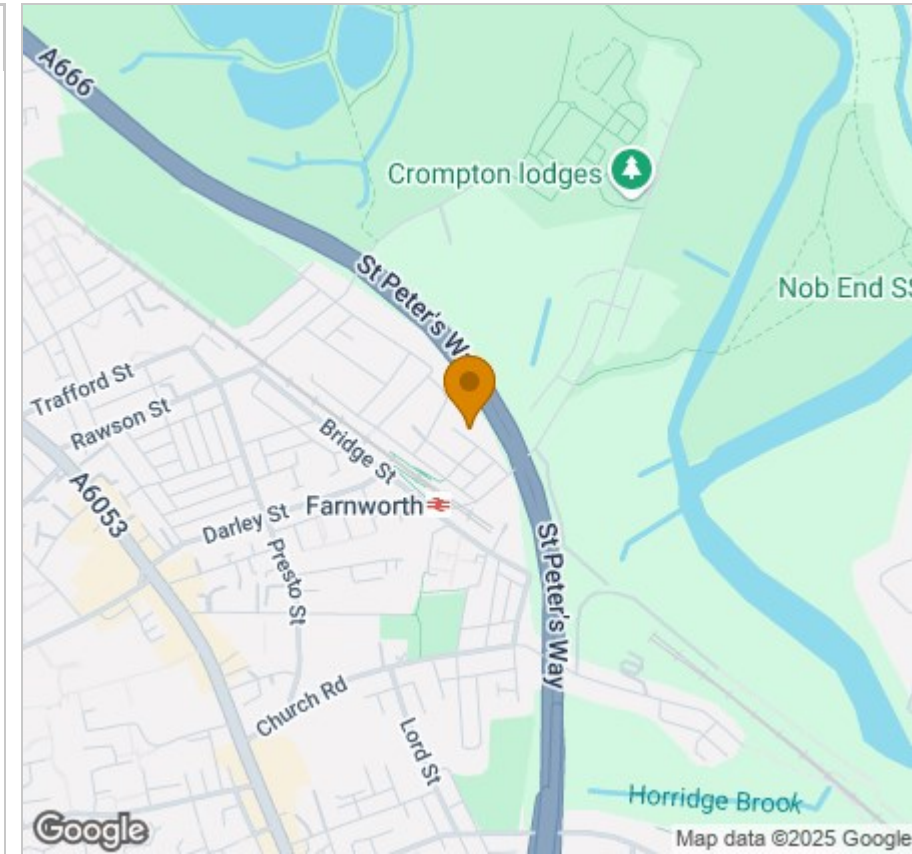
- Modern Method Of Auction
- Two Bedrooms
- One Bathroom
- Bungalow
- No Chain
- EPC Rating D
- Close To Farnworth Train Station
- Modern Kitchen



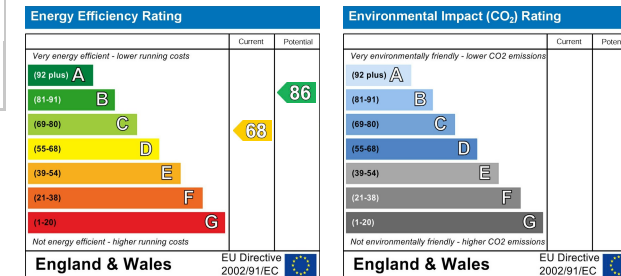
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Reside Bolton Office on 0161 808 0408 if you wish to arrange a viewing appointment for this property or require further information.

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.

Le Mans Place Barn Street, Bolton, BL1 1DJ

Tel: 0161 808 0408 Email: [hello@residebolton.com](mailto:hello@residebolton.com) [www.residestockport.com](http://www.residestockport.com)