



127 Lower Rawson Street, Farnworth, Bolton, BL4 7RT
Offers over £169,995

PROPERTY
PERSPECTIVE

Located on Lower Rawson Street, a well-established residential area with a strong sense of local character and history rooted in Bolton's industrial past. Farnworth town centre is close by, offering a range of everyday shops, supermarkets, cafés and amenities, while larger retail options can be found in nearby Bolton town centre. Commuters are well catered for with easy access to the A666, M61 and M60 motorway network, and Farnworth railway station provides direct links into Manchester Victoria and beyond. For outdoor space, Moses Gate Country Park and local green spaces are within easy reach, ideal for walks, running or family time.

This mid-terrace period property offers well-proportioned accommodation arranged over two floors. To the ground floor is an open-plan living and dining room, featuring a bay window to the front and a dual fuel burner creating a real focal point to the space. The kitchen is positioned to the rear of the property, with a useful downstairs WC completing the ground floor layout. To the first floor are three bedrooms, with the master bedroom facing the front and two further bedrooms overlooking the rear. The bathroom is also located on this level and comprises a three-piece suite with an over-bath shower. Externally, the rear garden features a raised decked area accessed directly from the dining room, leading down to a courtyard garden with a rear access gate.

Front

Small low maintenance garden. Lower Boundary Wall.

Ground Floor**Living Room 12'1" x 11'1" (3.7m x 3.4m)**

Bay window to front, carpet, wallpaper and painted walls, dual fuel burner.

Dining Room 13'9" x 11'9" (4.2m x 3.6m)

Wood floor, painted, under stair storage, radiator.

Kitchen 15'1" x 7'10" (4.6m x 2.4m)

Tiled floor, tiled and painted walls, integrated oven, electric hob, extractor, two windows to side, combi boiler.

W/C cloaks

Toiler, sink, tiled walls.

First Floor**Bedroom 1 14'9" x 12'1" (4.5m x 3.7m)**

Front facing, carpet, two windows to front, wood panel wall feature, radiator.

Bedroom 2 13'9" x 9'6" (4.2m x 2.9m)

Rear facing, wood laminate flooring, window to rear, radiator.

Bedroom 3 10'9" x 7'10" (3.3m x 2.4m)

Rear facing, window to rear, wood laminate flooring, radiator.

Bathroom 6'10" x 4'7" (2.1m x 1.4m)

Tiled floor and walls, window to side, heated towel rail. three piece suite with over bath shower.

Rear Garden

Rear courtyard with raised decking and rear access gate. Tap.

