



39 Hollins

Plodder Lane, Farnworth, BL4 0LF

Offered with vacant possession an attractive two bedroom mid cottage enjoying large rear garden with open aspect. Conveniently located the property benefits from lounge, dining kitchen, two bedrooms and shower room. An excellent purchase for the first time buyers or retired couple.

£154,950

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- Lounge with Fireplace
- Shower Room
- Conveniently Located
- Fitted Dining Kitchen
- Vacant Possession
- Ideal Purchase for First Time Buyers or Retired Couple
- Two Bedrooms
- Superb Garden to the Rear Enjoying Open Aspect
- Grade 2 Listed

Lounge

13' x 12'8" (3.96m x 3.86m')

Feature fireplace with gas fire, beamed ceiling, radiator, open tread staircase to first floor.

Dining Kitchen

13'4 x 7'9" (4.06m x 2.36m)

Range of fitted wall and base units with contrasting worktops incorporating single drainer sink unit, gas hob, oven, extractor fan, plumbing for washing machine, beamed ceiling, radiator, stable rear door to garden.

Landing

Built in cupboard.

Bedroom One

9'8 into 7'6 x 8'8 (2.95m into 2.29m x 2.64m)

Radiator.

Bedroom Two

7'10 x 6'7 (2.39m x 2.01m)

Radiator.

Shower Room

Three piece suite in white comprising of cubicle with electric shower, low flush toilet, wash hand basin, radiator, wall mounted gas central heating boiler.

External

Garden to the front, large rear garden approximately 70ft long. Enjoying open aspect, well stocked with lawned area. Two outbuildings. Shared access path with adjoining properties.

PROPERTY MISDESCRIPTION ACT 1991.

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Directions





Floor Plan

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