



Avondale Road, Farnworth, Bolton, BL4 0PA

Offers Over £240,000

An extremely well presented, spacious 3 bedroom semi detached property, with a driveway, integrated garage and a landscaped rear garden, located on Avondale Road in the Farnworth area of Bolton in Greater Manchester. Close by to a number of sought after schools including St James High School, Bolton Hospital, local shops and supermarkets and the M60/M61 motorway junctions. Briefly comprises of the following, an entrance porch, a spacious lounge with a feature living flame gas fire and surround, a 2nd reception room currently being utilised as a dining area, a modern fully fitted kitchen including an integrated electric hob, grill, oven, fridge freezer and a chrome extractor hood, and a spacious landscaped rear garden including a patio area and a large grass lawn. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and a single bedroom plus a modern Family bathroom including a basin, toilet and a bath tub with an electric shower over the bath and a glass shower screen. Comes with a driveway and an integrated garage. Double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold property with 915 years on the lease. An EPC is on order and will



ACCOMMODATION

Entrance Porch 5' 3" x 5' 1" (1.6m x 1.55m)

The entrance porch to the front of the property. Comes with double glazed windows.

Lounge 14' 1" x 13' 6" (4.28m x 4.12m)

A spacious lounge with a feature living flame gas fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a grey carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 11' 1" x 17' 7" (3.39m x 5.35m)

A spacious second reception room to the rear of the property, with a feature living flame gas fire and surround. Currently being utilised as a dining area. Decorated in neutral colours with a grey coloured carpet. A pair of double glazed french doors and a window are fitted to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 13' 3" x 7' 4" (4.03m x 2.23m)

A modern fully fitted kitchen in cream with contrasting worktops. Comes with an integrated electric hob, grill, oven, fridge freezer and a chrome extractor hood. A double glazed window is fitted to the side aspect with a double glazed entrance door to the rear aspect.

Rear Garden 51' 5" x 25' 9" (15.66m x 7.85m)

A very spacious landscaped garden to the rear including a patio area and a large grass lawn.

Master bedroom 13' 2" x 10' 11" (4.01m x 3.34m)

A double sized Master bedroom to the front of the property. Space for fitted or free standing wardrobes. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 11' 7" x 10' 9" (3.52m x 3.28m)

A double sized bedroom to the rear of the property. Space for fitted or free standing wardrobes. Decorated in neutral colours with a grey carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 7' 7" x 5' 11" (2.32m x 1.80m)

A single sized bedroom to the rear of the property. Decorated in neutral colours with a grey carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 5' 11" x 5' 0" (1.8m x 1.52m)

A modern Family bathroom including a basin, toilet and a bath tub with an electric shower over the bath and a glass shower screen. Comes with fully tiled walls and flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



