



## 169 Bradford Road Bolton

£1,200 PCM

Nestled on Bradford Road in the charming area of Farnworth, this attractive semi-detached house presents an excellent opportunity for families seeking a comfortable and convenient home. Spanning approximately 840 square feet, the property boasts three well-proportioned bedrooms, making it ideal for both growing families and those looking for extra space.

Upon entering, you will find a welcoming reception room that serves as a perfect gathering space for family and friends. The layout of the home is both practical and inviting, ensuring that every corner is utilised effectively. The property features a well-appointed bathroom, catering to the needs of the household.

One of the standout features of this home is the ample parking available, with space for two vehicles on the driveway, as well as a garage for additional storage or vehicle protection. The outdoor space is equally appealing, with a lovely garden that offers a serene retreat for relaxation or outdoor activities.



- 3 Bedrooms • Large dual aspect Lounge • Fitted Kitchen • Spacious Garage • 2 double fitted Bedrooms • 1 Single room • Of road parking • Front and rear garden

#### Entrance Hall

Leading to;

#### Lounge

Dual aspect room with patio doors to the rear.

#### Kitchen

Fitted wall and base units, Plumbing for automatic washing machine.

\*Cooker and Fridge provided but not maintained\*

#### Integral Garage

Large storage garage, suitable for larder or Utility

#### Landing

Leading to;

#### Bedroom 1

Double room to front elevation with fitted robes.

#### Bedroom 2

Double room to rear elevation with fitted robes.

#### Bedroom 3

Single room with desk and shelving.

#### Bathroom

3 piece suite comprising bath with over bath shower, vanity sink unit and W.C. Partial tiling to walls.

#### Exterior

Garden fronted with off road parking and garage.  
Enclosed rear garden with patio and lawn bordered by mature plants and shrubs.

#### Full Description

Do not miss the opportunity to acquire this family home in Farnworth.

The property is presented in modern condition and is ideal for a family let.

Briefly comprising , Entrance Hall, large dual aspect Lounge with patio doors, fitted and fitted Kitchen to the ground floor. ( fridge and cooker provided on a non repair basis )

There are 3 Bedrooms- 2 double with fitted robes and a 3 piece Bathroom completing the accommodation.

Externally the property is garden fronted with a driveway leading to garage. Enclosed garden to the rear.

Good local amenities, close proximity to the Royal Bolton Hospital,  
GCH,DG

Viewing by appointment with this office.

#### Disclaimer


The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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