



RESIDE

BOLTON



18 Kilsby Close
Farnworth, Bolton, BL4 7TJ

Offers In The Region Of £110,000



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A well-proportioned one-bedroom semi-detached home offering generous accommodation, a large garden and excellent potential to make your own with off road parking.

The ground floor comprises a spacious lounge/diner and separate kitchen, with a generous bedroom and bathroom upstairs. The property is ready to move into but would benefit from a cosmetic makeover, giving buyers the opportunity to add their own style.

The standout feature is the large south facing, relatively low-maintenance rear garden, featuring lawn, mature plants and flower beds, along with decking and patio areas, an ideal space for relaxing and entertaining.

Further benefits include a new boiler installed approximately 2.5 years ago with an up-to-date service, new damp proof course to the front entrance and patio door with new lintel.

There is also potential to extend and develop, subject to the necessary permissions, making this an excellent opportunity for first-time buyers and investors alike.

Farnworth

Situated in a popular residential area of Farnworth, the property is well placed for a range of local amenities, shops, schools and everyday facilities. Excellent transport links provide easy access to Bolton, Bury and Manchester, with convenient connections to the M60 and M61 motorway networks. Farnworth town centre and nearby green spaces are also within easy reach, making this a convenient location for both homeowners and investors.





Internal

The property offers a spacious lounge/diner and separate kitchen to the ground floor. Upstairs is a generous double bedroom and bathroom. The home is move-in ready but would benefit from some cosmetic updating, offering an opportunity to modernise and add your own style. Further benefits include a newer boiler, installed approximately 2.5 years ago and recently serviced.

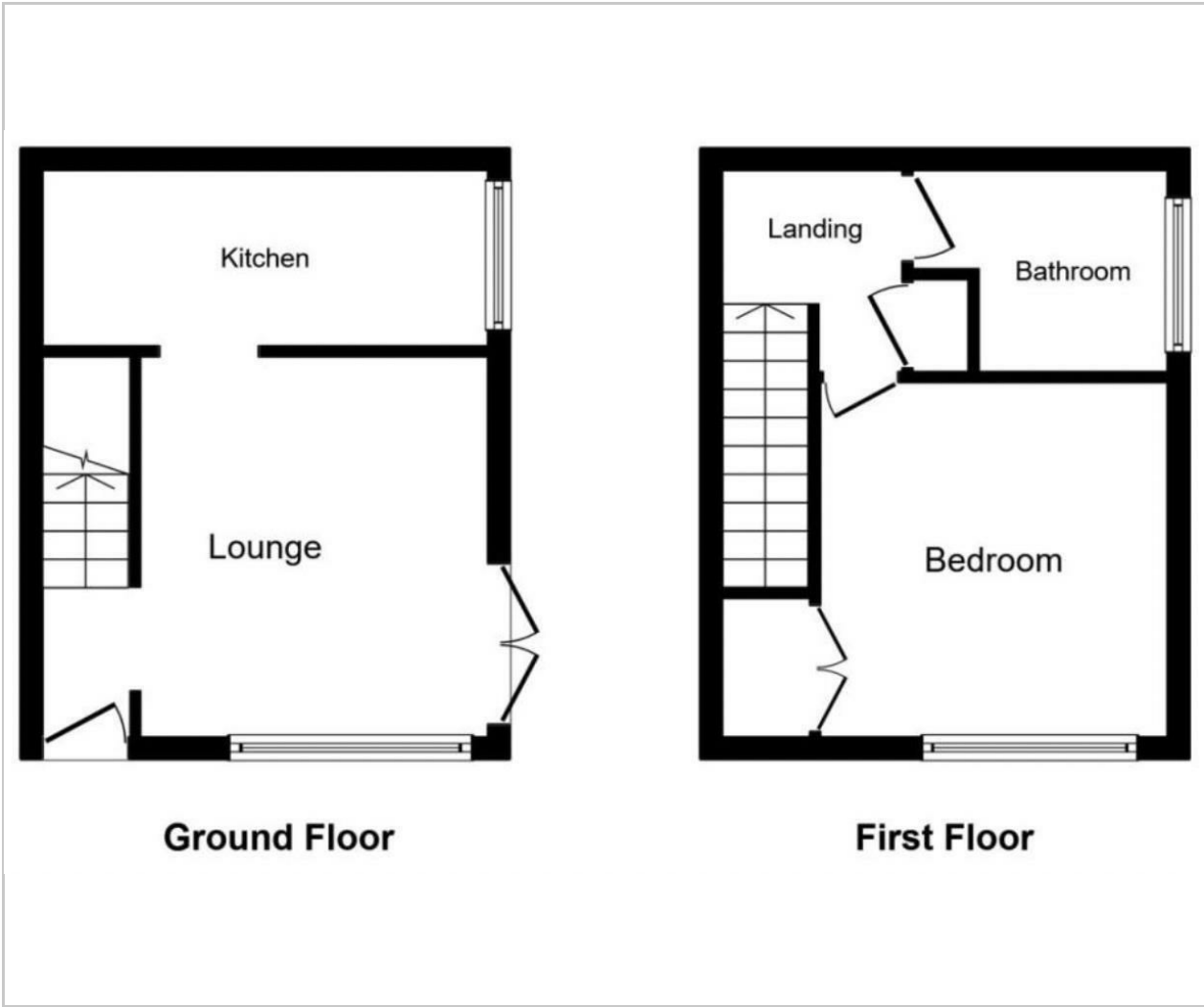
External

The property boasts a fantastic, generously sized rear garden, featuring lawn, mature plants and established flower beds, alongside decking and a patio area. The garden is relatively low maintenance while providing plenty of space for outdoor seating and entertaining. The property also benefits from off-road parking and offers potential for extension and further development, subject to the necessary permissions.

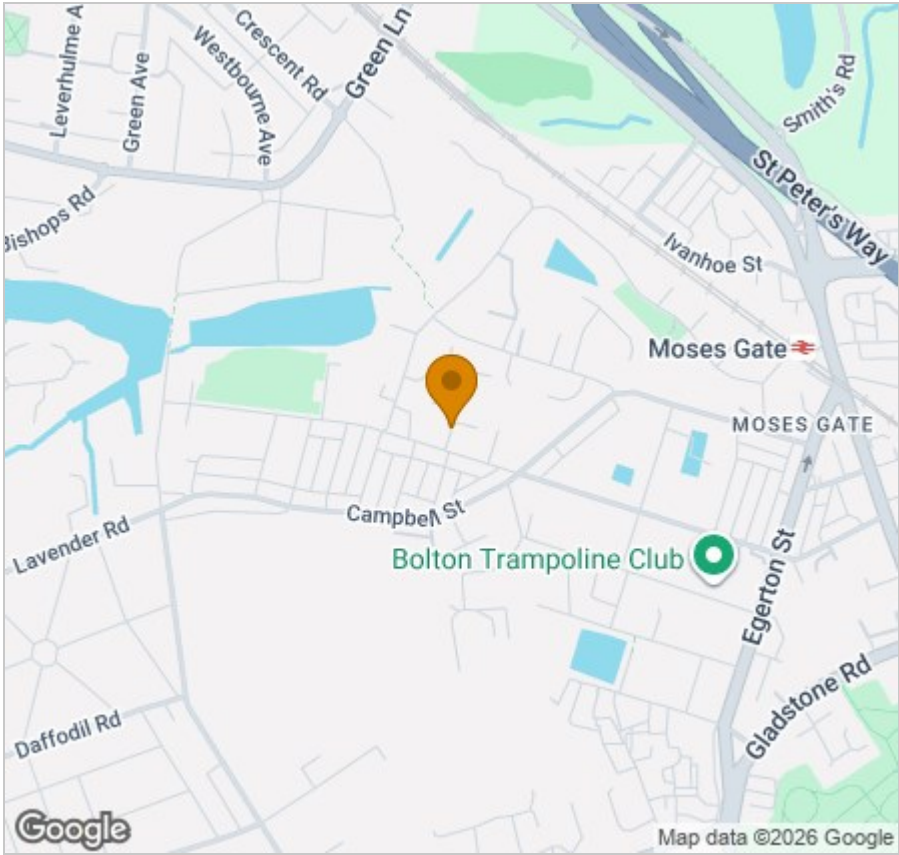
- Generous Garden
- Off Road Parking
- Development Potential
- Spacious Double Bedroom
- Investment Potential
- EPC C
- Close to Amenities
- Excellent Transport Links



Floor Plan



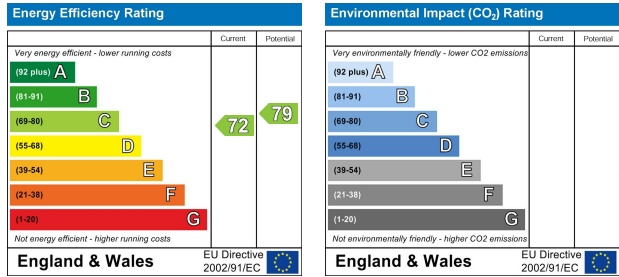
Area Map



Viewing

Please contact our Reside Bolton Office on 01204 914 808 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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