



Marlborough Gardens, Farnworth, Bolton, BL4 0LT

Offers in Excess of £298,500

3 DOUBLE BEDROOMS! 2 RECEPTION ROOMS! 2 FAMILY BATHROOMS! 2 DRIVEWAYS AND A GARAGE!
An extremely well presented 3 bedroom extended semi detached dormer bungalow, located on Marlborough Gardens in the Farnworth area of Bolton in Greater Manchester. Located within a quiet cul-de-sac location on a highly sought after estate. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature living flame gas fire and surround, a dining room with space for a large dining table and chairs, a modern fully fitted kitchen including an integrated gas hob, grill, oven, extractor hood, fridge freezer and a washing machine, a 2nd Reception Room currently utilised as a games room, a double sized bedroom, a modern family bathroom including a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen, a double sized bedroom including fully fitted wardrobes, plus a landscaped L shaped garden with a patio area and a grass lawn. To the upper floor you will find 2 double sized bedrooms (both with fitted wardrobes) and a second Family bathroom including a vanity basin, toilet and a shower cabinet. Close by to a number of local schools



ACCOMMODATION

Lounge 17' 7" x 11' 2" (5.37m x 3.40m)

A spacious lounge with a feature living flame gas fire and surround. Decorated in white with a mid oak wooden floor. A pair of double glazed french doors to the rear lead into reception 2. Warmed by a gas central heated radiator.

Kitchen 9' 3" x 10' 4" (2.82m x 3.14m)

A modern fully fitted kitchen including an integrated gas hob, grill, oven, extractor hood, fridge freezer and a washing machine. Decorated in white with a fully tiled floor.

Dining Room 13' 7" x 10' 9" (4.14m x 3.28m)

A spacious dining room with space for a large dining table and chairs. Decorated in white with a mid oak wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 11' 8" x 20' 5" (3.55m x 6.23m)

A very spacious 2nd Reception Room to the rear. Currently utilised as a games room. Decorated in white with a fully tiled floor. Fitted with double glazed windows to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom (Ground floor) 6' 3" x 7' 6" (1.90m x 2.28m)

A modern Family bathroom including a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Fully tiled walls and floor in light grey. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

Bedroom 3 (Ground Floor) 10' 6" x 8' 4" (3.2m x 2.53m)

A double sized bedroom to the ground floor. Comes with fully fitted sliding wardrobes. Decorated in light grey with a mid oak wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Rear Garden

A spacious L shaped landscaped garden to the side and rear. Comes with a patio area and a grass lawn.

Master bedroom (Upper floor) 10' 8" x 16' 2" (3.26m x 4.94m)

A double sized Master bedroom to the upper floor. Comes with fully fitted 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 (Upper floor) 8' 11" x 11' 6" (2.71m x 3.51m)

A double sized bedroom to the upper floor. Decorated in neutral colours with a mid oak wooden floor. Comes with fully fitted wardrobes. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family bathroom (Upper floor) 6' 7" x 5' 11" (2.0m x 1.81m)

A family bathroom to the upper floor. Comes with a vanity basin, toilet and a shower cabinet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.





Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
 - the average energy score is 60
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