



The Wesleys, Farnworth, Bolton, BL4 0JJ

Offers in the Region Of £179,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! OVER 55'S ONLY ALLOWED TO PURCHASE. (Please note, this property is for sale on the basis of a 85% per cent ownership arrangement, the remaining 15% is owned by onward homes). A well presented 2 bedroom detached home with a garage and gated driveway to the rear, located at The Wesleys off Plodder Lane in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature living flame gas fire and surround, a modern fully fitted kitchen with an integrated electric hob, grill and oven, a low maintenance garden, gated driveway and single story garage to the rear, a modern Family bathroom with a vanity basin, toilet and a walk in shower cabinet, plus 2 double sized bedrooms. (The master bedroom comes with fully fitted wardrobes). Double glazed windows and doors throughout. Warmed by gas central heating via a modern combi boiler. Offers easy access to Bolton Hospital, and the M60 and M61 motorway junctions. Regular bus service along Plodder Lane and into Farnworth and Bolton town centre. The property is fitted with a security



ACCOMMODATION

Entrance Hallway 11' 7" x 5' 0" (3.52m x 1.52m)

The entrance hallway to the side of the property. Decorated in neutral colours with a light grey carpet. Fitted with a double glazed entrance door. Warmed by a gas central radiator.

Lounge 13' 9" x 10' 6" (4.18m x 3.20m)

A spacious lounge to the rear of the property, with a feature living flame gas fire and surround. Decorated in neutral colours with a light grey carpet. Warmed by a gas central heated radiator.

Kitchen 21' 8" x 23' 4" (6.6m x 7.1m)

A modern fully fitted kitchen to the rear of the property with an integrated electric hob, grill and oven. In light grey with contrasting dark grey worktops and a light grey floor. Plumbed in for a washing machine. Space for a good sized dining table and chairs. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Master bedroom 11' 11" x 10' 8" (3.62m x 3.24m)

A double sized master bedroom to the front of the property. Comes with fully fitted wardrobes with a bridging unit. 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 8' 5" x 12' 2" (2.56m x 3.70m)

A second double sized bedroom adjacent to the master bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Family bathroom 6' 6" x 7' 1" (1.98m x 2.16m)

A modern family bathroom with a vanity basin, toilet and a walk in shower cabinet. Decorated in neutral colours with a grey coloured carpet. Fitted with a double glazed window to the side aspect. Warmed by a gas central heated radiator.

Front garden

The garden to the front of the property.

Rear Garden

A low maintenance garden to the rear of the property. Plenty of space for garden furniture.

Gated Driveway and Garage

A gated driveway and single storey garage to the rear of the property.



Energy rating and score

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

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

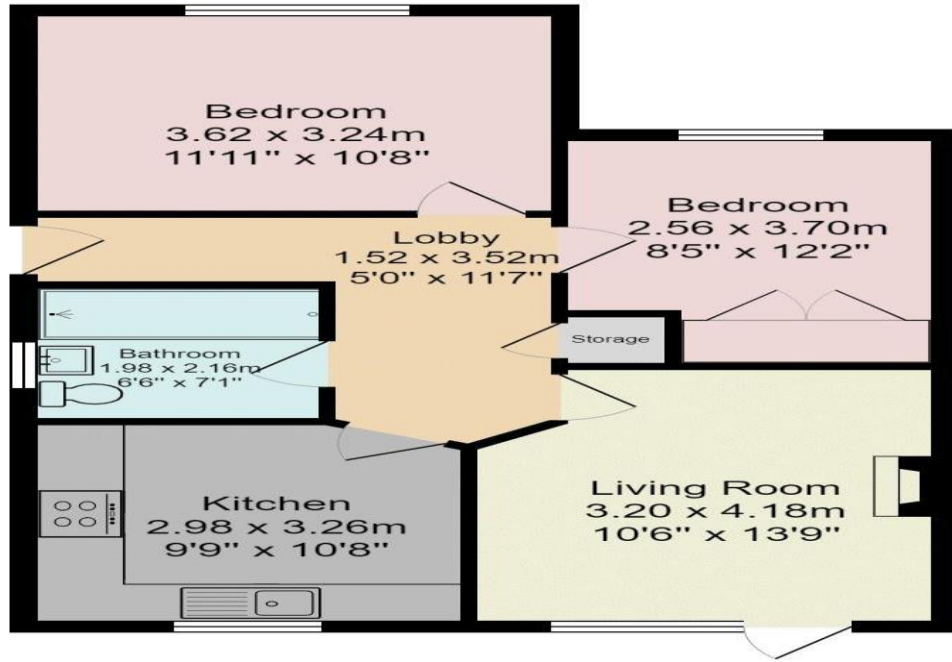
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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:

2 The Wesleys, Farnworth, Bolton, BL4 0JJ



Total Floor Area: 57.9 m² ... 624 ft²

All measurements are approximate and for display purposes only.
Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com

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