

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Trent Way, Bolton, BL4 8PS

### Offers Over £280,000

IDEAL FAMILY HOME

Welcome to this stunning semi-detached home located on Trent Way in the charming area of Farnworth, Bolton. This delightful property boasts four spacious bedrooms, making it an ideal choice for families or those seeking extra space.

As you enter the home, you are greeted by a welcoming hallway that leads to a convenient ground floor bedroom, perfect for guests or as a home office. The generous reception room offers a comfortable space for relaxation and entertaining, while the large kitchen is well-equipped for all your culinary needs. Ample storage is available throughout the property, ensuring a clutter-free environment.

To the first floor, you will find three additional bedrooms, each providing a peaceful retreat. The well-appointed bathroom serves this level, offering both functionality and comfort.

Outside, the private garden is a wonderful feature, providing a tranquil space for outdoor activities or simply enjoying the fresh air. The property also includes a driveway that accommodates multiple cars, adding to the convenience of this lovely home.

# Trent Way, Bolton, BL4 8PS

Offers Over £280,000



- Four Bedrooms
- Popular Family Friendly Location
- Off-Road Parking on a Driveway
- Tenure: Freehold
- Semi-Detached
- Convenient for Commuter Routes
- Council Tax Band B
- Spacious Kitchen Diner
- Ideal Family Home
- EPC Rating D

## Entrance

Composite door with frosted windows leading to hallway.

## Ground Floor

### Hallway

Central heating radiator, wooden flooring, stairs leading to first floor with understairs storage and doors to reception room, downstairs bedroom, kitchen.

### Bedroom Four

9'11 x 8'1 (3.02m x 2.46m)

Two UPVC double glazed windows, central heating radiator

### Reception Room

17'4 x 10'3 (5.28m x 3.12m)

UPVC floor to ceiling double glazed window, central heating radiator, television point.

### Kitchen

18'11 x 13'2 (5.77m x 4.01m)

UPVC double glazed window, central heating radiator, wooden panelled base and wall units with laminate work surfaces, double oven in a high rise unit with a four ring electric hob, extractor hood, composite sink with draining board and mixer tap, integrated fridge, plumbing for washer and dryer, wooden effect flooring, spotlight, French doors leading to rear garden.

## First Floor

### Bedroom One

15'9 x 10' (4.80m x 3.05m)

UPVC double glazed window, central heating radiator.

### Bedroom Two

10'2 x 9'3 (3.10m x 2.82m)

UPVC double glazed window, central heating radiator, fitted storage

### Bedroom Three

12'7 x 8'1 (3.84m x 2.46m)

UPVC double glazed window, central heating radiator.

### Bathroom

9'1 x 5'8 (2.77m x 1.73m)

UPVC frosted double glazed window, P Shape panel bath with overhead rainfall shower and mixer tap, dual flush toilet, vanity wash basin with mixer tap, partially tiled elevations, spotlights, tiled flooring.

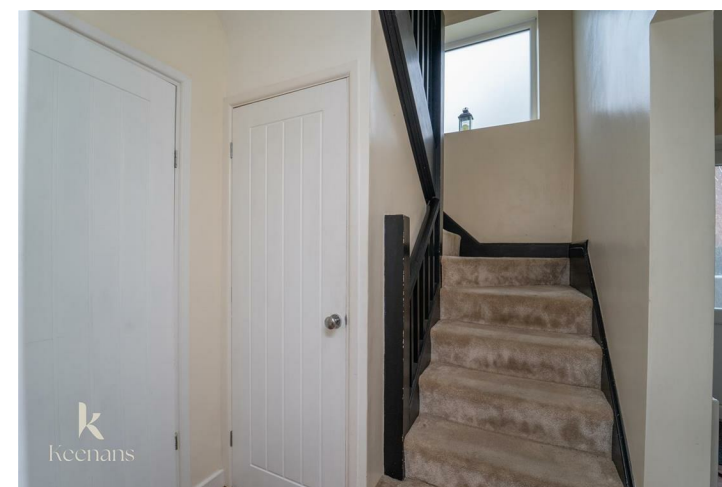
## Exterior

### Rear Garden

Wooden decking patio with laid to lawn grass in the centre plus paving and a timber shed.

### Front Garden

Paved driveway to fit multiple cars, laid to lawn garden.



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