



160 Plodder Lane, Farnworth  
£170,000

**Miller Metcalfe**  
*Every step of the way*

# 160 Plodder Lane

Farnworth, Bolton

Beautifully Presented Two Bedroom Property With Huge Additional Loft Space | Attention First Time Buyers!

This well-appointed and nicely presented two bedroom property on Plodder Lane would make a perfect first home or a great buy for those seeking extra space. Two reception rooms are on offer in addition to an impressive kitchen area at the area. Furthermore, there's two generous bedrooms in addition to an incredible loft area currently used as a bedroom. Please note, full building regulations would be required to class this as a third bedroom.

The property is beautifully presented and a true credit to the current owner. Neutrally decorated throughout, the house is ready to move straight into and enjoy immediately.

Located on Plodder Lane in Farnworth, the property is well connected to a number of excellent local amenities such as Royal Bolton Hospital, a great selection of schools plus plenty of shops and leisure facilities.

The accommodation comprises briefly: entrance vestibule leading to a bright and airy lounge. Adjacent is another impressive reception room currently used as a dining area which provides access to a fitted kitchen with a combination of base and eye level units and the rear garden. Take the stairs to the first floor and you'll find two spacious bedrooms, a fully fitted bathroom suite and a staircase leading to a sizeable loft room currently used as a large bedroom.

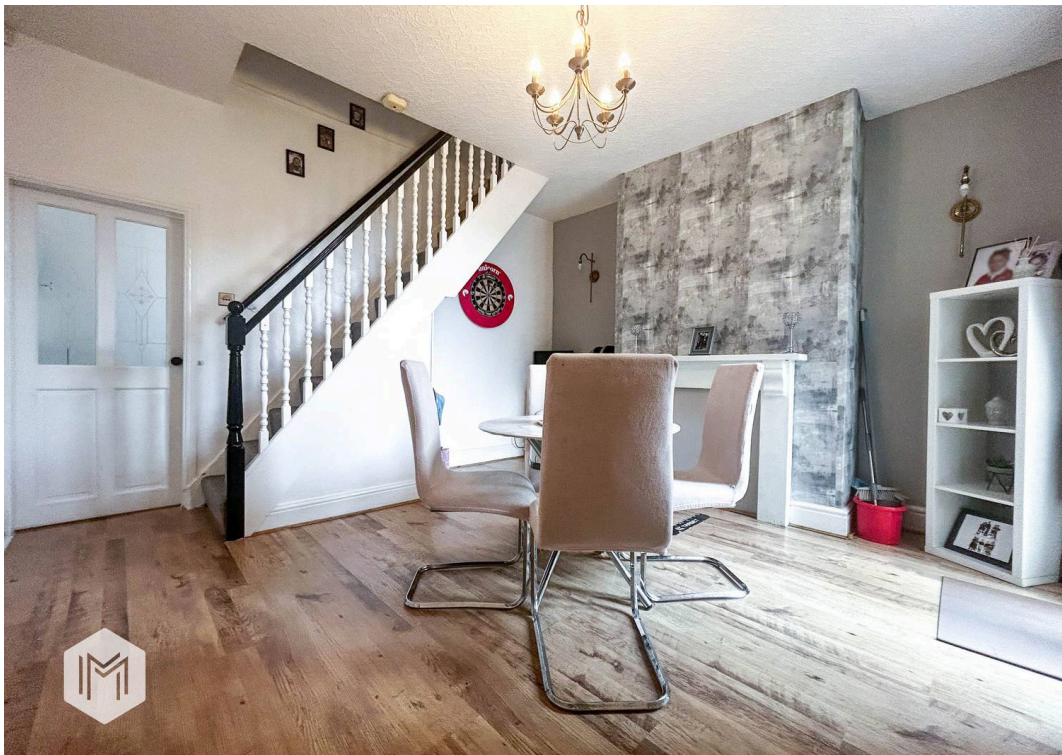
Council Tax band: A

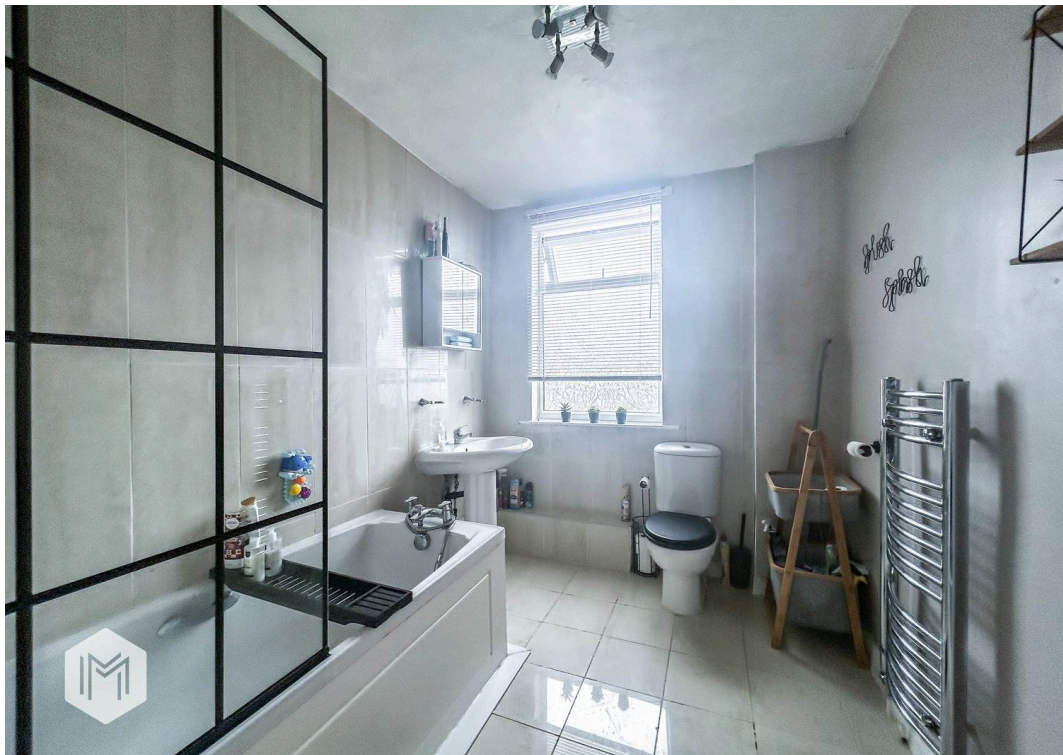
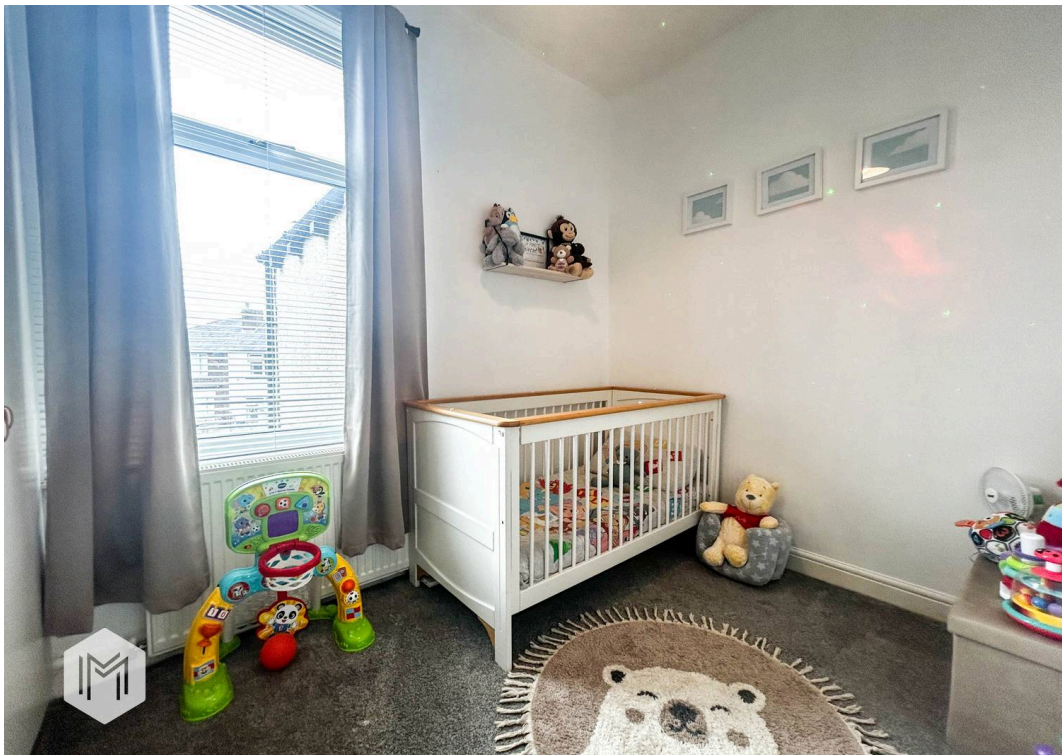
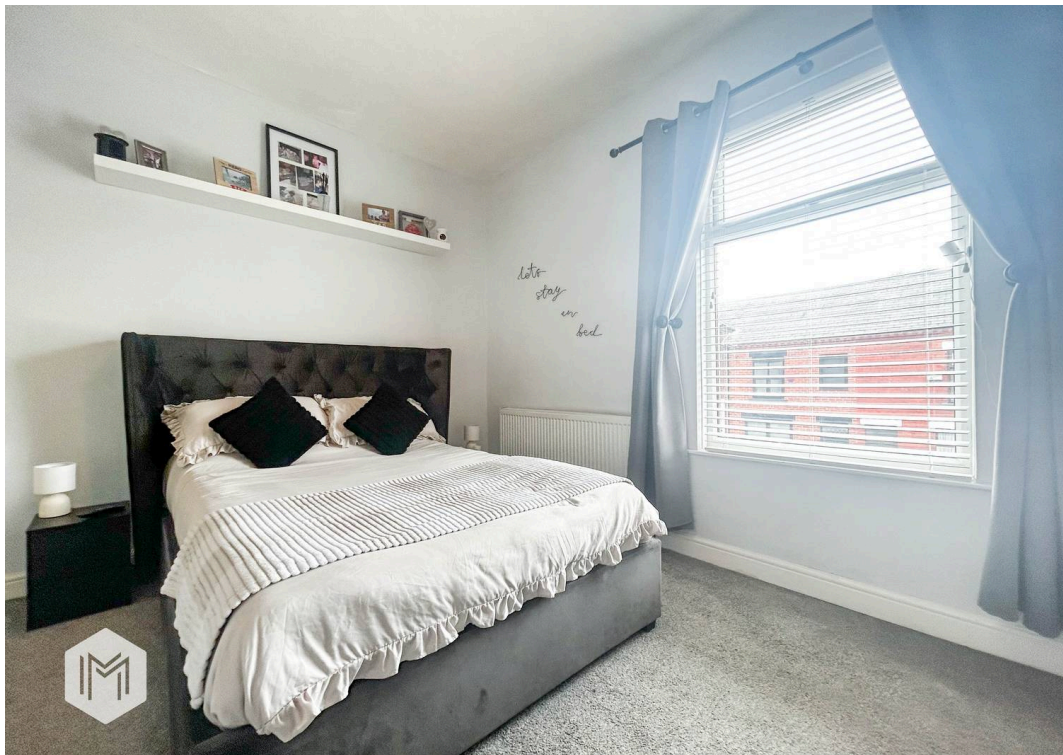
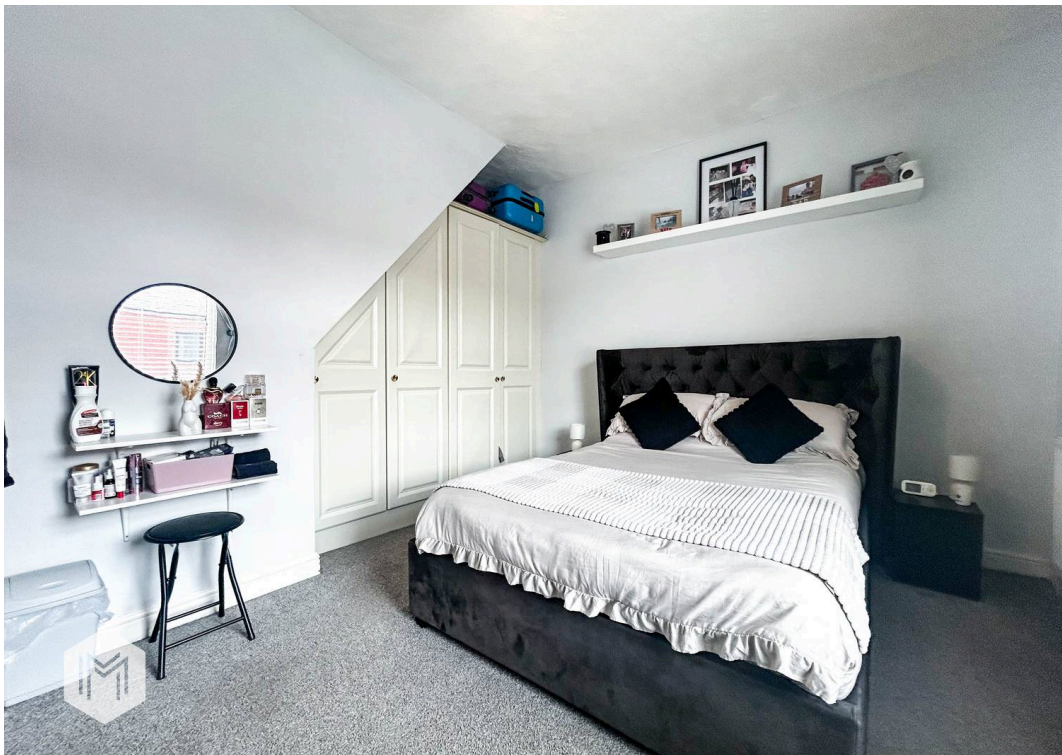
Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E









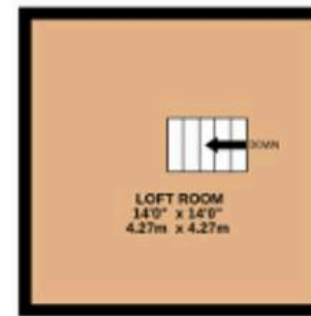
GROUND FLOOR  
400 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.1 sq.m.) approx.



2ND FLOOR  
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA: 1027 sq.ft. (96.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
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## Miller Metcalfe Bolton

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