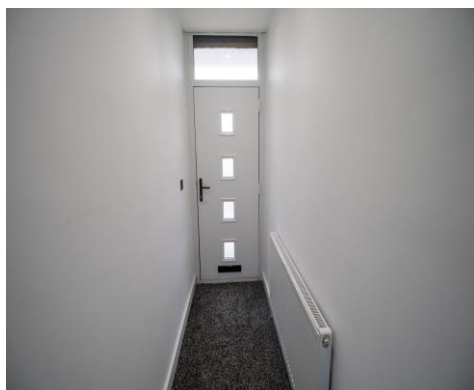




Buckley Lane, Farnworth, Bolton, BL4 9PH

Offers in the Region Of £240,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! FULLY REFURBISHED AND MODERNISED THROUGHOUT! BRAND NEW INTERIOR! An extremely well presented 3 bedroom semi detached home located on Buckley Lane in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, 2 spacious Reception Rooms, a brand new modern fully fitted kitchen including an integrated gas hob, oven and a chrome extractor hood, and a spacious rear garden with gated off road parking and a grass lawn included. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus a brand new modern Family bathroom including a vanity basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Comes with brand new double glazed windows and doors throughout. Warmed by brand new gas central heating via a combi boiler. Offers excellent transport links, the M60 motorway junction is only a minutes drive from the property. Close by to a number of local schools including St Peters junior school and St James High School. Shops, supermarkets and Bolton Hospital all within easy reach. Leasehold property



ACCOMMODATION

Front garden 12' 11" x 21' 11" (3.93m x 6.68m)

A low maintenance garden to the front of the property.

Entrance Hallway 12' 2" x 3' 7" (3.72m x 1.08m)

The entrance hallway to the front of the property. Decorated in white with a brand new carpet in grey. A composite double glazed door is fitted to the front aspect. Warmed by a gas central heated radiator.

Lounge 13' 1" x 12' 7" (4.0m x 3.84m)

A spacious lounge to the front of the property. Decorated in white with a brand new carpet in grey. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Front garden 12' 11" x 21' 11" (3.93m x 6.68m)

A low maintenance garden to the front of the property.

Reception Room 2 14' 1" x 11' 2" (4.3m x 3.41m)

A spacious 2nd Reception Room to the front of the property. Decorated in white with a brand new carpet in grey. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 7' 10" x 12' 6" (2.4m x 3.81m)

A brand new, modern fully fitted kitchen. Comes with an integrated gas hob, oven and a chrome extractor hood.

Rear Garden 35' 4" x 31' 2" (10.78m x 9.49m)

A very spacious rear garden with gated off road parking and a grass lawn.

Master bedroom 11' 8" x 11' 2" (3.56m x 3.41m)

A double sized Master bedroom to the front of the property. Decorated in white with a brand new grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 12' 5" x 9' 9" (3.78m x 2.97m)

A second double sized bedroom to the front of the property. Decorated in white with a brand new grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 3 8' 8" x 6' 4" (2.63m x 1.92m)

A single sized bedroom to the front of the property. Decorated in white with a brand new carpet in grey. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 8' 3" x 10' 6" (2.51m x 3.2m)

A brand new fully fitted family bathroom including a vanity basin, toilet, a bath tub with a mixer shower over the bath tub, and an integrated tv! Fully tiled walls and flooring in grey. Comes with a double glazed window to the rear aspect. Warmed by a gas central heated towel holder.





Energy rating and score

This property's energy rating is D. 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		
55-68	D	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:

