



**Windermere Road, Farnworth, Bolton, BL4 0QW**

**Offers in the Region Of £195,000**

FOR SALE WITH NO ONWARD CHAIN! FREEHOLD! A well presented 3 bedroom semi detached home with a double driveway to the front, located on Windermere Rd in the Farnworth area of Bolton in Greater Manchester. Close by to a number of local schools including St James High School, Bolton Hospital and the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance hallway, a spacious lounge, a modern fully fitted kitchen with an integrated gas hob, oven and a chrome extractor hood, a dining room with space for a good sized dining table and chairs, and a large rear garden with a patio area and a grass lawn. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus a modern Family bathroom with a 3 piece suite including a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Epc is band C.



## ACCOMMODATION

### **Entrance Hallway** 12' 7" x 6' 0" (3.84m x 1.83m)

The entrance hallway to the front of the property. Decorated in neutral colours with a grey coloured carpet. Fitted with a double glazed window to the side aspect and a double glazed entrance door to the front aspect. Warmed by a gas central heated radiator.

### **Lounge** 11' 1" x 14' 4" (3.38m x 4.36m)

A spacious lounge to the front of the property. 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.

### **Kitchen** 10' 7" x 10' 7" (3.22m x 3.22m)

A modern fully fitted kitchen with an integrated gas hob, oven and a chrome extractor hood. Plumbed in for a washing machine with space for a tall fridge freezer. A double glazed window is fitted to the rear aspect.

### **Dining Room** 10' 3" x 8' 11" (3.13m x 2.72m)

A dining area adjacent to the kitchen. Space for a good sized dining table and chairs. Decorated in neutral colours with a grey coloured carpet. A double glazed entrance door is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Rear Garden** 28' 0" x 25' 8" (8.54m x 7.82m)

A large rear garden with a patio area and a grass lawn.

### **Master bedroom** 11' 5" x 13' 11" (3.48m x 4.25m)

A double sized bedroom to the front of the property. Space for fitted or free standing 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** 10' 2" x 14' 9" (3.11m x 4.50m)

A second double sized bedroom to the rear of the property. Space for fitted or free standing wardrobes. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 9' 0" x 8' 10" (2.74m x 2.68m)

A single sized 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' 0" x 8' 5" (1.82m x 2.57m)

A modern Family bathroom with a 3 piece suite including a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Fitted with 2 double glazed windows 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		87 B
69-80	C	72 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:

