



37 Corn Mill Drive, Farnworth

Offers in Region of £250,000

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

## 37 Corn Mill Drive

Farnworth, Bolton

This spacious four bedroom family home, is well presented throughout and features a downstairs WC, family bathroom and en-suite shower room! Ideally located on quiet cul-de-sac of modern build family homes, with excellent access to commuter routes, the motorway network, local shops and supermarkets plus a variety of schools.

The accommodation is spread over three floors and features an entrance hall, spacious lounge, downstairs WC, and a modern breakfast kitchen with integrated appliances. To the first floor are three well-proportioned bedrooms and a three piece family bathroom suite. Through a separate landing are stairs leading to the main bedroom with built-in wardrobes and an en-suite shower room.

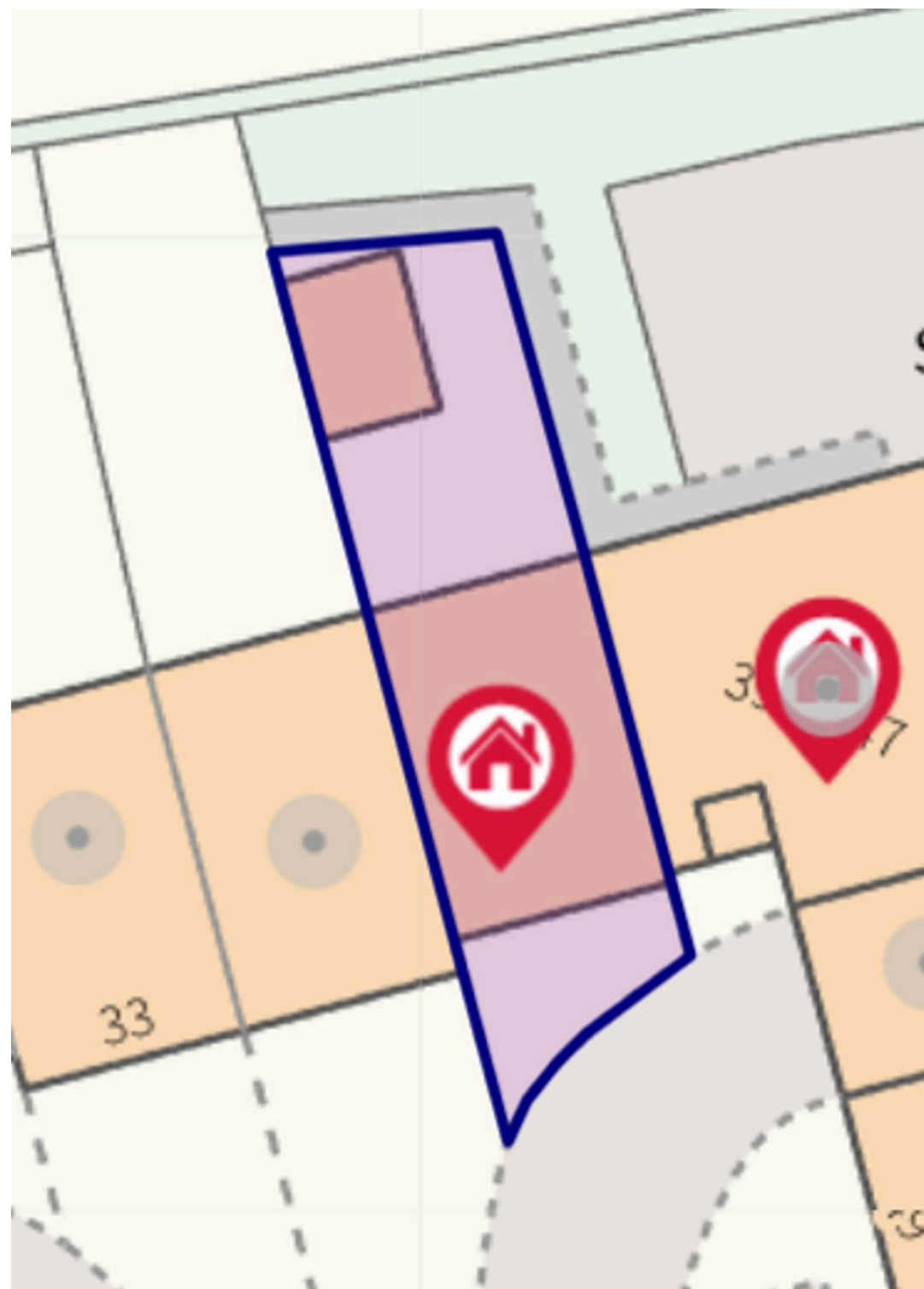
Externally, there is an allocated parking space and a small front garden with pathway to the entrance. At the rear is a great size, low maintenance family garden with Indian stone. Internal viewing is essential to appreciate the standard of accommodation on offer.

Council Tax band: C

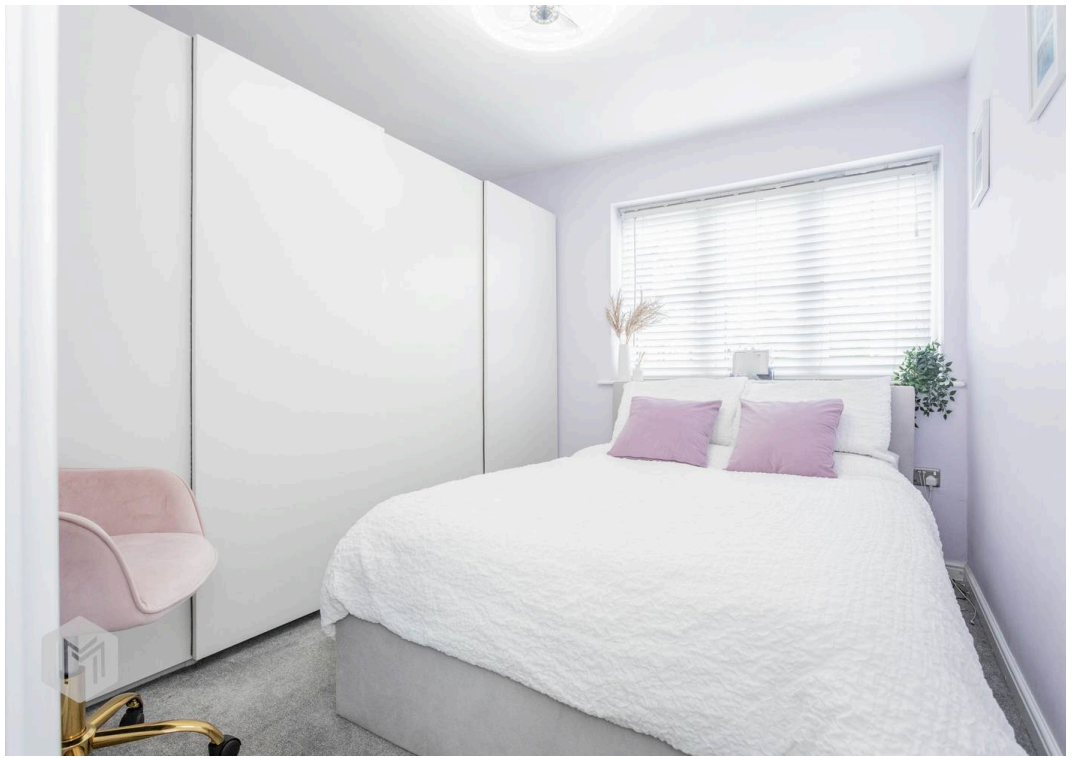
Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

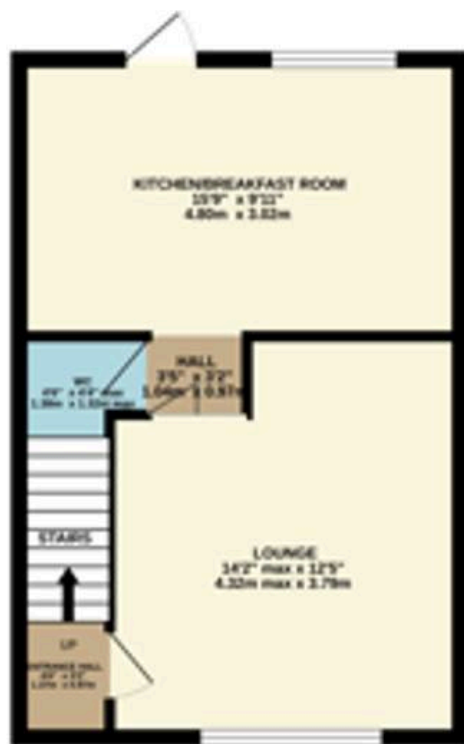




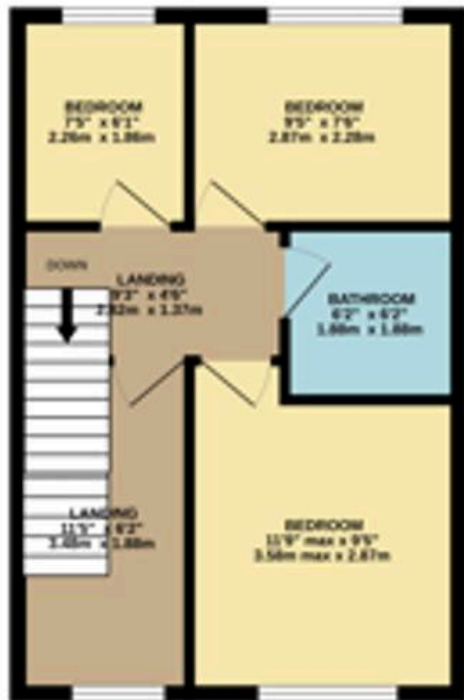




GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



2ND FLOOR  
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA: 993 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 tested and no guarantee as to their operability or efficiency can be given.  
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# Bolton

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