



Piggott Street, Farnworth, Bolton, BL4 9NS

Offers in the Region Of £230,000

FOR SALE WITH NO ONWARD CHAIN! GATED DRIVEWAY AND A GARAGE! FREEHOLD! An extremely well presented 3 bedroom semi detached dorma bungalow, with a large gated driveway to the front with space for 2 cars and a single garage. Located on Piggott St in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a spacious lounge with a feature modern inset electric fire, a modern fully fitted kitchen including an integrated gas hob, oven, chrome extractor hood and a dishwasher, a double sized Master bedroom, a modern 4 piece Family bathroom (ground floor) including a basin, toilet, corner bath and a shower cabinet, a good sized rear porch and a spacious low maintenance garden to the rear. To the upper floor you will find a further 2 bedrooms, a double and one single bedroom, and a separate toilet. Comes with double glazed windows and doors throughout. Warmed by 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 the centre of Farnworth, shops, supermarkets, Bolton Hospital and St James High School.



ACCOMMODATION

Entrance Lobby 4' 0" x 6' 1" (1.23m x 1.86m)

The entrance lobby to the front of the property. Fitted with a double glazed composite entrance door to the front aspect. Decorated in neutral colours with an oak wood laminate floor. Warmed by a gas central heated radiator.

Lounge 17' 9" x 11' 7" (5.4m x 3.54m)

A spacious lounge with a feature, modern inset electric fire. Plenty of space for modern furniture to fit easily. Decorated in grey and white with an oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 19' 2" x 6' 6" (5.83m x 1.98m)

A modern fully fitted kitchen including an integrated gas hob, electric oven, chrome extractor hood and a dishwasher. Space for a good sized dining table and chairs. Decorated in neutral colours with an oak wood laminate floor. Fitted with a double glazed window to the side and rear aspects. Warmed by a gas central heated radiator.

Master bedroom (ground floor) 9' 2" x 13' 7" (2.8m x 4.15m)

A double sized Master bedroom to the ground floor. Space for fitted or free standing wardrobes. Decorated in neutral colours with a mid oak wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 8' 11" x 6' 4" (2.71m x 1.93m)

A modern 4 piece Family bathroom (ground floor) including a basin, toilet, corner bath and a shower cabinet. Comes with modern tiled walls and flooring in grey. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated towel holder.

Rear Porch 7' 9" x 4' 4" (2.36m x 1.32m)

A good sized rear porch, ideal as a storage area or laundry room. Comes with double glazed windows and an entrance door to the rear garden.

Rear Garden 21' 11" x 21' 5" (6.67m x 6.53m)

A spacious, low maintenance garden to the rear. Comes with a large patio area, ideal for garden chairs and furniture. Gets plenty of sun exposure in the summer months.

Bedroom 2 (Upper floor) 10' 8" x 8' 7" (3.26m x 2.62m)

A second double sized bedroom to the upper floor. 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 3 12' 11" x 8' 7" (3.93m x 2.61m)

A single sized bedroom to the upper floor. 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.

Toilet (Standalone to the upper floor) 4' 1" x 2' 11" (1.24m x 0.90m)

A standalone toilet with a vanity basin to the upper floor. Situated between the 2 bedrooms.



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		81 B
69-80	C		
55-68	D	57 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:

