BOLTON PROPERTIES



Ullswater Drive, Farnworth, Bolton, BL4 0QA

Offers in the Region Of £240,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A spacious 3 bedroom semi detached property with a generous corner plot, located on Ullswater Drive in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, a gated driveway and grass lawn to the front, an entrance porch, an entrance hallway, a very spacious lounge with a feature electric fire and surround, a fully fitted galley style kitchen including an integrated gas hob, a large double glazed conservatory and a spacious garden to the rear. To the upper floor you will find 3 bedrooms, 2 very spacious double bedrooms and 1 single bedroom, plus a modern Family bathroom including a basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a modern combi boiler. Close by to a number of local schools including St James High School, Bolton hospital and the M60 and M61 motorway junctions. Leasehold property with 953 years left on the lease, the ground rent is 15.00 per annum.







ACCOMMODATION

Entrance Porch *3' 8" x 6' 2" (1.13m x 1.88m)*
The entrance porch to the front of the property. Fitted with a composite entrance door.



Entrance Hallway *13' 8" x 7' 5" (4.16m x 2.26m)*
The entrance hallway to the front of the property. Decorated in neutral colours with a mid oak wood laminate floor. Warmed by a gas central heated radiator.

Lounge *23' 5" x 12' 4" (7.14m x 3.77m)*
A very spacious lounge with a feature electric fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a light grey coloured carpet. A double glazed window to the front aspect. Warmed by a gas central heated radiator.



Kitchen *11' 2" x 6' 11" (3.41m x 2.11m)*
A galley style kitchen including a gas hob. Plumbed in for a washing machine. Decorated in neutral colours with part tiled walls and a tiled floor. A double glazed entrance door is fitted to the rear aspect.

Conservatory *9' 10" x 10' 2" (3.0m x 3.11m)*
A large double glazed conservatory to the rear of the property. Decorated in neutral colours with a mid oak wooden floor.

Rear Garden
A spacious garden to the rear.



Master bedroom *11' 1" x 13' 10" (3.37m x 4.22m)*
A spacious double sized bedroom to the front of the property. Decorated in neutral colours with a brand new dark grey carpet. A double glazed window is fitted to the front of the property. Warmed by a gas central heated radiator.

Bedroom 2 *11' 8" x 13' 11" (3.55m x 4.25m)*
A spacious double sized bedroom to the rear of the property. Decorated in neutral colours with a brand new carpet in dark grey. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Bedroom 3 *8' 7" x 8' 11" (2.62m x 2.73m)*
A single bedroom to the front of the property. Decorated in neutral colours with a brand new dark grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom *6' 1" x 7' 11" (1.86m x 2.41m)*
A modern family bathroom including a basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Comes with fully tiled walls and a vinyl floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



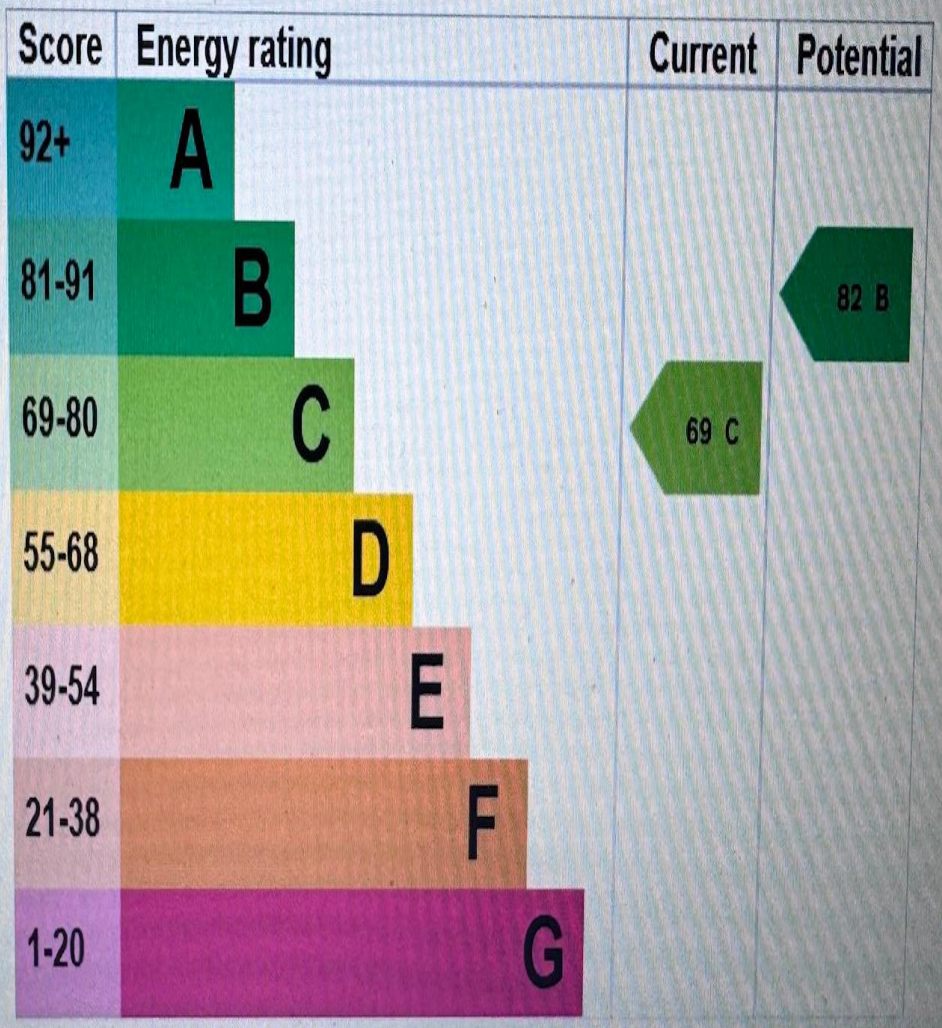
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Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



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: