



**Grasmere Avenue, Farnworth, Bolton, BL4 0QL**

**Offers in the Region Of £149,950**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! FREEHOLD PROPERTY. A well presented 3 bedroom end terraced property, with a driveway to the front located on Grasmere Avenue in the Farnworth area of Bolton in Greater Manchester. Offers excellent transport links, the M60 and M61 motorway junctions are both within easy reach. Close by to a number of schools including St James High School and Bolton Hospital only a short journey by car. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature electric fire and surround, an open plan dining area to the rear, a fully fitted galley style kitchen including an integrated gas hob and an electric oven, plus a low maintenance rear garden with patio areas, a garden pond (option to have this removed if required) and a garden shed included. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (fitted mirrored sliding wardrobes included to the master bedroom, a family bathroom with a basin and a bath tub with a mixer shower over the bath and a standalone toilet adjacent to the family bathroom. Comes with double glazed windows and doors throughout, Warmed by gas



## ACCOMMODATION

### **Entrance Hallway** 10' 2" x 5' 8" (3.10m x 1.73m)

The entrance hallway to the front of the property. Decorated in neutral colours with a wine coloured carpet. A double glazed entrance door is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Lounge** 22' 6" x 10' 10" (6.87m x 3.31m)

A spacious lounge with a feature electric fire and surround. Decorated in neutral colours with a wine patterned carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator. (Please note the room size is from the front to the rear aspect including the open plan dining area)

### **Dining area (open plan)**

An open plan dining area to the rear with space for a good sized dining table and chairs. Decorated in neutral colours with a wine patterned carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Kitchen** 14' 0" x 7' 5" (4.26m x 2.26m)

A fully fitted galley style kitchen including an integrated gas hob, electric oven and washing machine. Decorated in neutral colours with a walnut oak wood laminate floor. A double glazed window and entrance door are fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Rear Garden** 28' 10" x 21' 7" (8.79m x 6.58m)

A spacious, low maintenance rear garden with patio areas, garden pond with fish and a garden shed. (The pond can be removed or filled in if required)

### **Upper floor landing** 8' 2" x 10' 1" (2.48m x 3.07m)

The upper floor landing area.

### **Master bedroom** 12' 4" x 8' 11" (3.77m x 2.73m)

A double sized Master bedroom to the front of the property, Comes with fully fitted, sliding mirrored wardrobes. Decorated in neutral colours with a multi patterned carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 9' 7" x 9' 6" (2.92m x 2.9m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a burgundy coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 9' 0" x 7' 11" (2.74m x 2.41m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a multi patterned carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Family Bathroom** 6' 1" x 6' 11" (1.85m x 2.12m)

The family bathroom to the rear of the property. Comes with a basin and a bath tub with a mixer shower over the bath. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Toilet (standalone, adjacent to the Family bathroom)** 6' 0" x 2' 5" (1.83m x 0.73m)

A standalone toilet, adjacent to the Family bathroom.





