



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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HARROWBY FOLD, FARNWORTH,  
BOLTON  
Offers Over £180,000



This two bedroom semi makes an ideal setup for first time buyers looking to get on the property ladder, or equally, anyone looking to downsize. Available today with no chain.

The property comprises; entrance vestibule, front lounge, dining kitchen, conservatory, two bedrooms and a bathroom. The property has been recently decorated along with new carpets and also benefits from a PIV air filtration system. There are gardens to both the front & rear along with a private driveway.

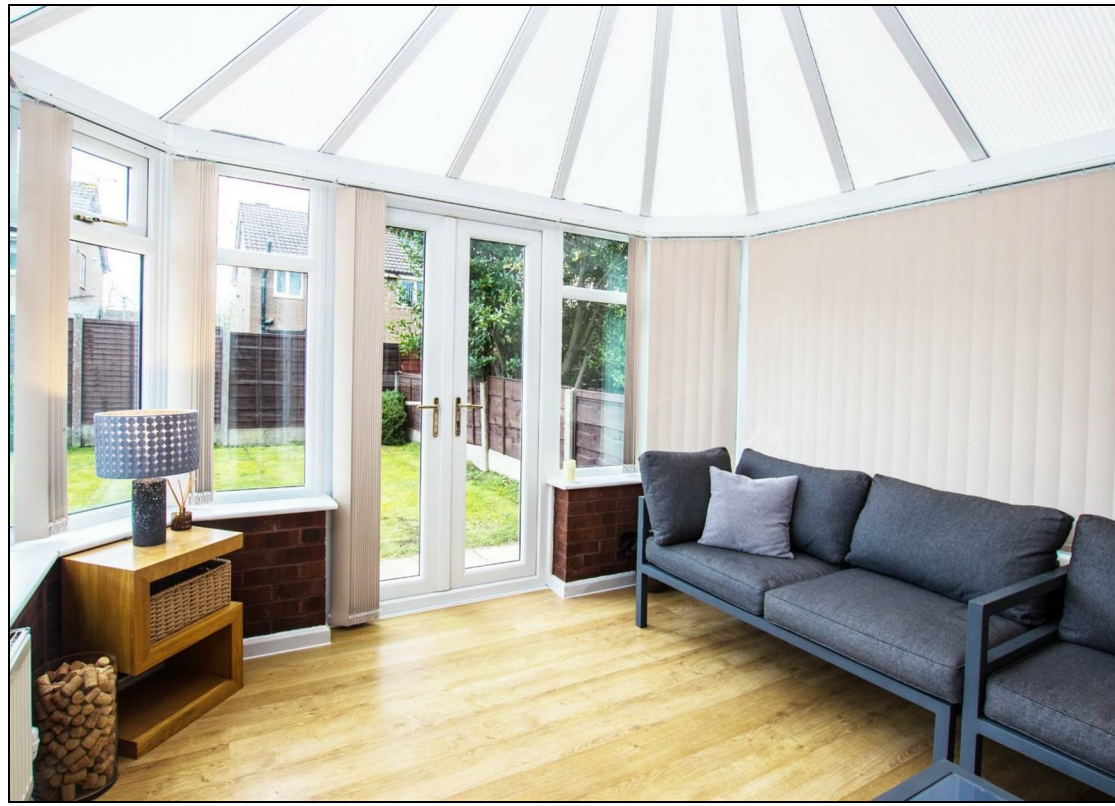
Harrowby Fold is a small residential cul de sac & provides excellent transport links, the M60 and M61 motorway junctions are both within easy reach, and Farnworth bus and train stations are both within walking distance.

**OUR THOUGHTS** - *'An excellent option for first time buyers'*

## KEY FEATURES

- Semi Detached Home
  - Two Bedrooms
- Lounge & Dining Kitchen
  - Conservatory
- Front & Rear Gardens
  - Driveway
  - Ideal First Home
- Quiet Cul De Sac Setting







### Ground Floor

Approx. 40.8 sq. metres (439.4 sq. feet)



### First Floor

Approx. 31.8 sq. metres (341.8 sq. feet)



Total area: approx. 72.6 sq. metres (781.2 sq. feet)

