BOLTON PROPERTIES



Albert Road, Farnworth, Bolton, BL4 9HZ

£175,000

2 RECEPTION ROOMS, 3 DOUBLE BEDROOMS! CONSERVATORY TO THE REAR! A very spacious, well presented mid terraced property, located on Albert Road in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a lounge, a very spacious 2nd Reception Room, a modern fully fitted kitchen including an aga style gas hob, double oven, chrome extractor hood and a fridge freezer, a utility room, a conservatory and a rear yard with 2 storage sheds. To the upper floor you will find 3 double sized bedrooms and a modern family bathroom including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold with 844 years left on the lease. Ground rent is 2.10 per annum. An EPC is ordered and will be live on the advert soon. Close by to the centre of Farnworth, shops, supermarkets, the M60 motorway junction, St James High School and Bolton Hospital.







ACCOMMODATION

Entrance Vestibule *3' 11" x 3' 11" (1.2m x 1.2m)*
The entrance vestibule to the front of the property. Fitted with a double glazed entrance door to the front aspect.

Lounge *11' 0" x 16' 11" (3.36m x 5.16m)*
A spacious lounge to the front of the property. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

2nd Reception Room *17' 4" x 20' 2" (5.28m x 6.15m)*
A very very spacious 2nd Reception Room with a feature fireplace. Lots of space for modern furniture to fit easily. Warmed by a gas central heated radiator.

Kitchen *12' 8" x 10' 3" (3.85m x 3.12m)*
A modern fully fitted kitchen including an aga style gas hob, double oven and a fridge freezer.

Utility Room *5' 9" x 9' 1" (1.74m x 2.76m)*
A utility room to the rear of the kitchen. Comes with a sink. Plumbed in for a washing machine. A double glazed entrance door is fitted to the rear aspect.

Conservatory *12' 2" x 10' 2" (3.72m x 3.11m)*
A good sized Conservatory to the rear of the property. Fitted with double glazed french doors to the rear aspect. Warmed by a gas central heated radiator.

Rear Yard *10' 0" x 14' 8" (3.05m x 4.46m)*
A good sized fully enclosed rear yard. Comes with 2 storage sheds.

Upper floor landing *17' 1" x 7' 10" (5.2m x 2.4m)*
The upper floor landing area.

Master bedroom *11' 0" x 15' 8" (3.35m x 4.78m)*
A spacious double sized Master bedroom to the front of the property. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 *9' 5" x 12' 10" (2.86m x 3.9m)*
A second double sized bedroom to the rear of the property. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 *9' 10" x 11' 8" (3.0m x 3.55m)*
A third double sized bedroom to the rear of the property. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family bathroom *11' 10" x 6' 7" (3.6m x 2.01m)*
A modern family bathroom including a basin, toilet and a bath tub with a shower over the bath with a glass shower screen. Warmed by a gas central heated radiator.











Office 7 105/107 Market Street, Bolton, BL4 7NS
Tel: 01204576666 Email: sales@boltonproperties.co.uk
www.boltonproperties.co.uk

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.