



Brook Street, Farnworth, Bolton, BL4 7RX

Offers in the Region Of £165,000

A well presented 2 bedroom mid terraced home located on Brook Street in the Farnworth area of Bolton in Greater Manchester. Set within a quiet cul-de-sac with a children's play area and football field opposite the property. Close by to Farnworth town centre, Farnworth Railway Station, the M60 motorway junction and Bolton Hospital. Briefly comprises of the following, an entrance lobby, a spacious lounge with plenty of space for modern furniture, a modern fully fitted kitchen and a good sized low maintenance yard to the rear. To the upper floor you will find 2 double sized bedrooms and a modern Family bathroom including a vanity 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 property with 749 years left on the lease. Ground rent is 30.00 per annum. The EPC has been ordered and will be live on the advert soon.



ACCOMMODATION

Lounge 13' 11" x 12' 8" (4.23m x 3.85m)

A spacious lounge to the front of the property. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by gas central heating via a combi boiler.

Kitchen 9' 11" x 18' 4" (3.01m x 5.60m)

A fully fitted, modern kitchen to the rear of the property. Plumbed in for a washing machine. Fitted with 2 double glazed window and an entrance door to the rear aspect.

Rear Garden

A good sized low maintenance rear garden with a seating area and a garden shed.

Master bedroom 11' 0" x 12' 8" (3.36m x 3.87m)

A double sized Master bedroom to the front of the property. Comes with a useful storage room/wardrobe. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 11' 10" x 9' 7" (3.6m x 2.91m)

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.

Family Bathroom 6' 5" x 6' 4" (1.95m x 1.93m)

A modern Family bathroom to the rear of the property. Comes with a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated towel holder.





