



18 Broadway, Farnworth
£210,000

Miller Metcalfe
Every step of the way

18 Broadway

Farnworth, Bolton

Beautifully Presented Semi Detached Home | Stunning Kitchen Area | Extended To The Rear

This wonderfully presented and nicely appointed bay-fronted semi-detached house offers space, convenience and style. A true credit to the current owner, the house flows with neutral and elegant décor that will feel like home the second you arrive.

Bright, airy and spacious throughout, the house has plenty of light and enough space to accommodate modern family living. Take advantage of a charming bay-fronted lounge plus a modern kitchen area which flows into an elegant dining room. Furthermore, there's two bedrooms and a shower room. Externally, the property continues to impress with plenty of parking and a well-kept rear garden which is private and not overlooked.

Broadway is a quiet and well-regarded street located in central Farnworth. Royal Bolton Hospital is walkable and there's plenty of other amenities nearby such as shops, supermarkets and an excellent choice of schooling.

Accommodation comprises: entrance hallway with a door leading to a bright and welcoming lounge with a bay-style window. The hall also leads to a charming, fitted kitchen with a combination of base and eye level fitted units which flows nicely into the dining room. Originally a conservatory, this has a solid roof making it a useable space all year round. Take the stairs to the first floor where you'll find two double bedrooms and a fully fitted shower room.

Council Tax band: B

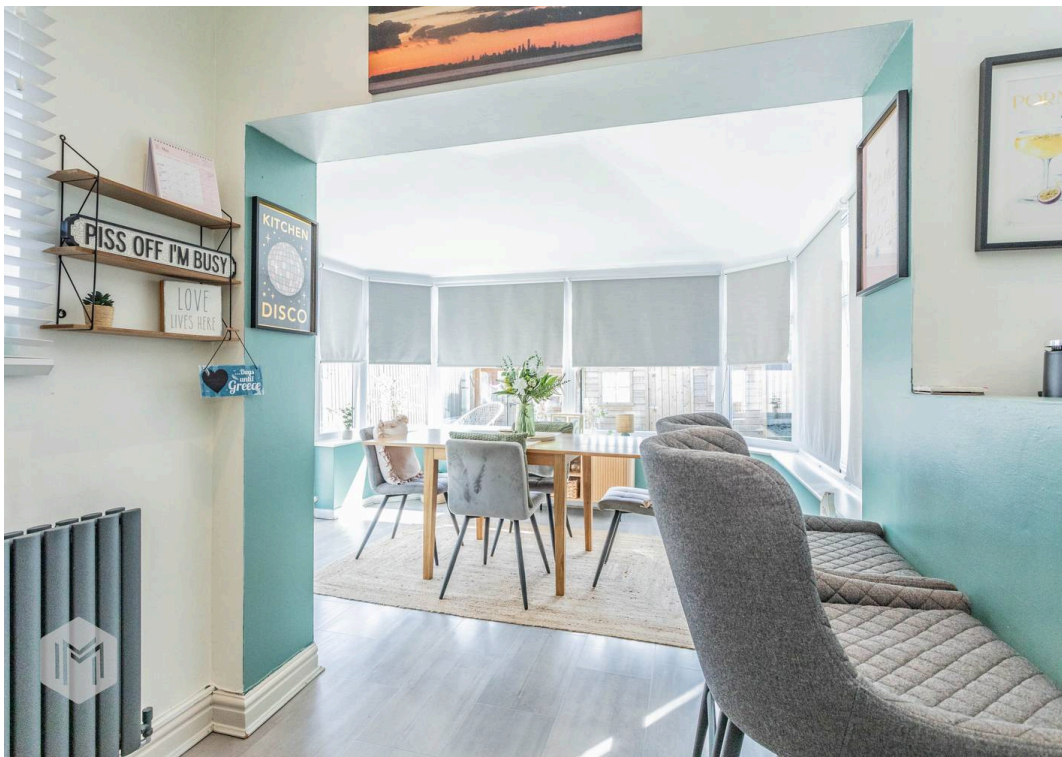
Tenure: Leasehold

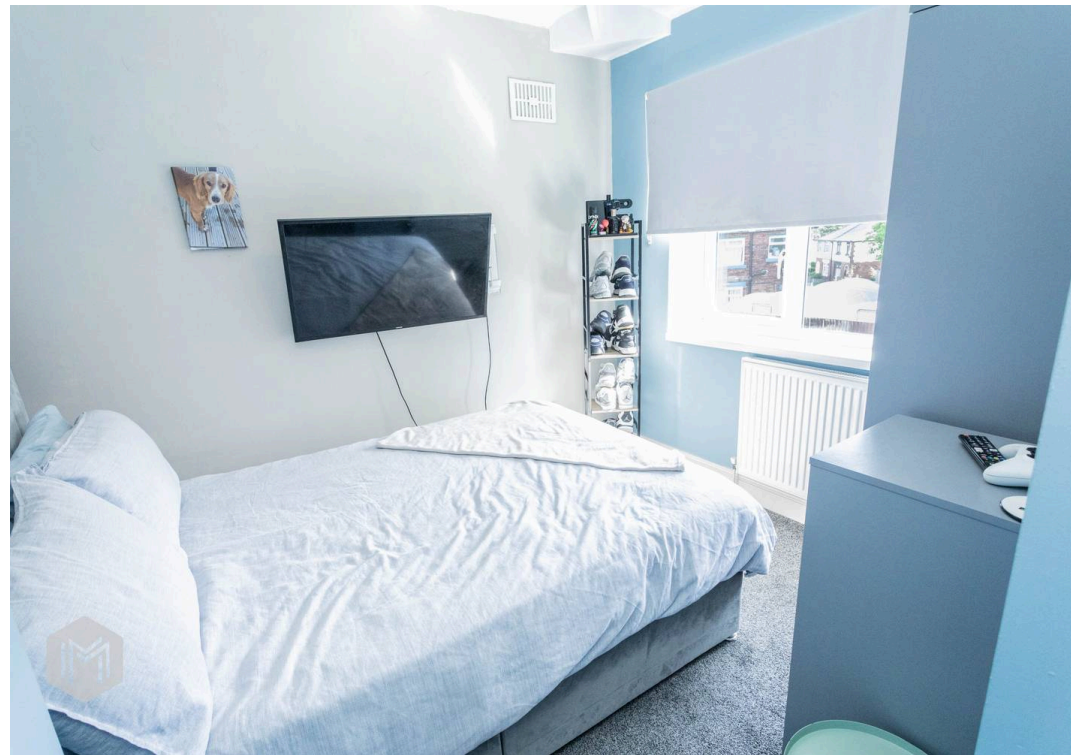
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

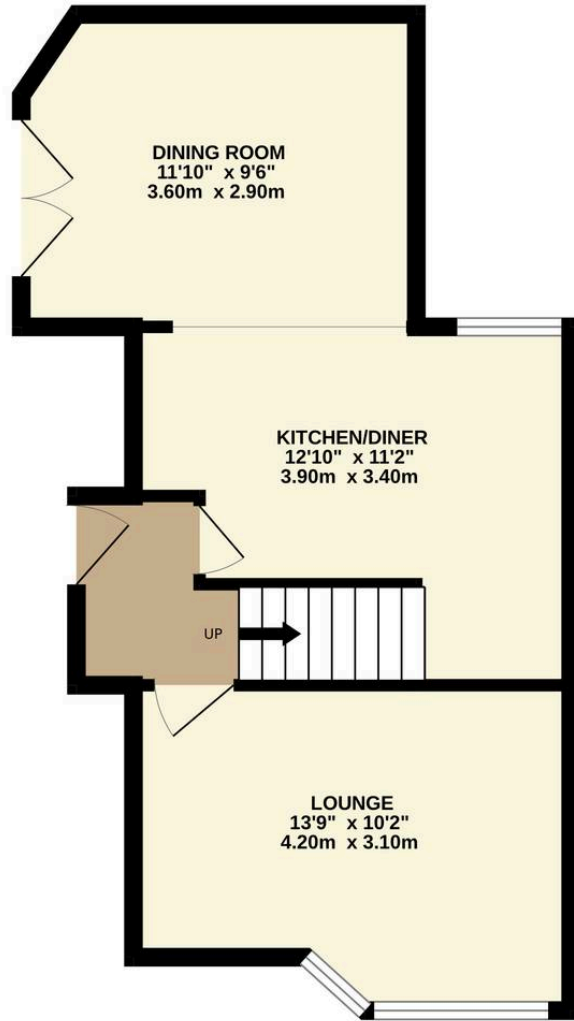




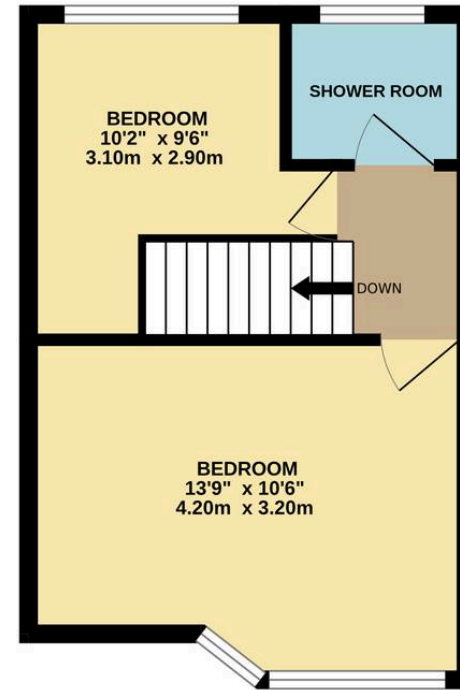




GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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