



Queensway, Farnworth, Bolton, BL4 8LP

£210,000

An extremely well presented 3 bedroom semi detached property with a gated driveway and a very spacious garden to the rear, located on Queensway in the Kearsley area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature wall hung modern fire, a modern fully fitted kitchen including an integrated electric hob, microwave, grill/oven, washing machine and a black chrome extractor hood, an open plan dining area with space for a good sized dining table and chairs, an open plan second reception room, and a very spacious low maintenance garden to the side and rear. To the upper floor you will find 2 double sized bedrooms and 1 single bedroom plus a modern Family bathroom including a vanity basin, toilet and a bath tub with a mixer shower over the bath. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Offers excellent transport links, the M60 motorway junction and Kearsley Railway Station are both close by. Great for families with schools within easy walking distance including Kearsley Academy. FREEHOLD PROPERTY!



ACCOMMODATION

Gated Driveway and Garden (Front) 21' 8" x 29' 1" (6.6m x 8.87m)

A spacious gated driveway and garden to the front of the property.

Entrance Hallway 10' 3" x 6' 9" (3.13m x 2.07m)

The entrance hallway to the front of the property. Decorated in white with a grey tiled floor. Warmed by a gas central heated radiator.

Lounge 13' 6" x 13' 3" (4.12m x 4.03m)

A spacious lounge with a feature wall hung, modern electric fire. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a medium oak wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 8' 8" x 12' 10" (2.64m x 3.92m)

A modern fully fitted kitchen including an integrated electric hob, microwave, grill, oven, washing machine and a black chrome extractor hood. Space for a large double fridge freezer. Decorated in neutral colours with a grey tiled floor. A double glazed window is fitted to the rear aspect.

Dining Area (Open plan) 9' 11" x 7' 3" (3.02m x 2.22m)

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

Reception Room 2 10' 3" x 7' 2" (3.12m x 2.18m)

An open plan dining area to the rear of the property. Decorated in white with a grey tiled floor. A double glazed window is fitted to the rear aspect.

Rear Garden 30' 9" x 28' 5" (9.38m x 8.67m)

A very spacious, low maintenance garden to the rear.

Side Garden 30' 9" x 8' 10" (9.36m x 2.70m)

Additional garden space to the side of the property.

Master bedroom 13' 3" x 13' 8" (4.05m x 4.17m)

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

Bedroom 2 13' 10" x 8' 8" (4.21m x 2.65m)

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

Bedroom 3 9' 2" x 8' 10" (2.80m x 2.68m)

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



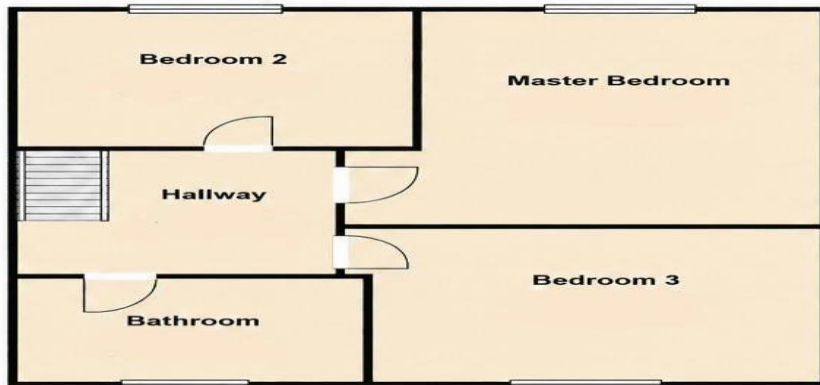
Family Bathroom 7' 8" x 5' 11" (2.34m x 1.8m)

A modern Family bathroom including a vanity basin, toilet and a bath with a mixer shower over the bath. Comes with fully tiled walls and flooring. A double glazed window is fitted to the side and rear aspects. Warmed by a gas central heated radiator.





GROUND FLOOR
Approx. Internal Area
693 sq ft / 64.4 sq m



FIRST FLOOR
Approx. Internal Area
647 sq ft / 60.0 sq m

Measurements are approximate and for illustrative purposes only.
Not to scale.