



## 7 Carlton Street, Farnworth

£180,000 Freehold

Three bedroom semi detached property • Two reception rooms • Modern high gloss white kitchen with marble effect laminate worktops • Three piece bathroom suite • Large rear garden • Potential to extend STPP • Close to local amenities • Close to good schools both primary and secondary • Walking distance to local train station • Close A666 motorway to Manchester





Situated in a sought-after residential area, this well-presented three bedroom semi detached house offers an excellent opportunity for families and professionals alike. The property features two spacious reception rooms, providing versatile living and dining spaces that are ideal for both relaxing and entertaining guests. The modern high gloss white kitchen is fitted with stylish marble effect laminate worktops, offering ample storage and preparation space for cooking enthusiasts.

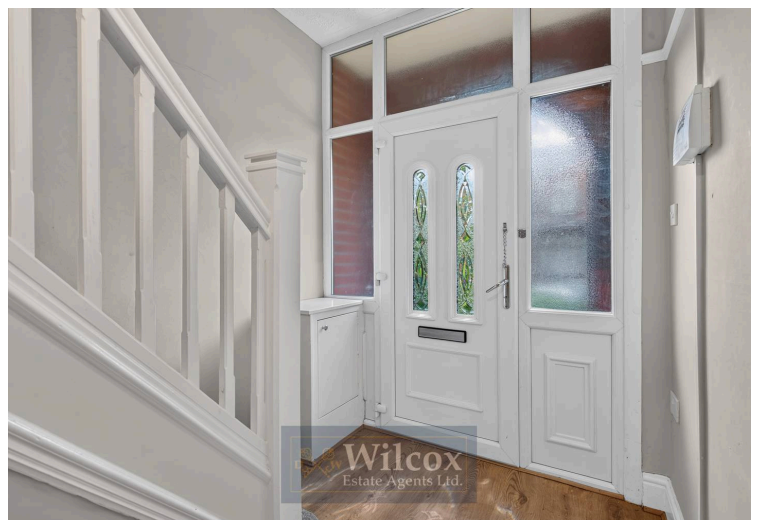
Upstairs, there are three generously sized bedrooms, each offering comfortable accommodation, complemented by a contemporary three piece bathroom suite. The property benefits from ample natural light throughout and has been thoughtfully maintained by the current owners. With the potential to extend (subject to planning permission), this home presents an exciting prospect for buyers seeking room to grow. Located within close proximity to a range of local amenities, reputable primary and secondary schools, and within walking distance of the local train station, this property is also conveniently positioned for commuters with easy access to the A666 motorway to Manchester.

GROUND FLOOR

1ST FLOOR



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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Externally, the home boasts an impressive outdoor space, perfect for family life and entertaining. A flagged pathway leads to the entrance and provides side access down to the rear garden, which is securely enclosed by a brick wall surround and a wrought iron gate. The mature garden is beautifully landscaped and features established trees, bushes, and shrubs, as well as thoughtfully arranged planters for seasonal colour. There is a generous lawned area, ideal for children to play or for summer gatherings, and a concrete base ready for the installation of a timber shed or additional outdoor storage. A side timber gate offers further convenience and security, while the overall design of the garden ensures privacy and tranquillity. The outside space offers a wonderful extension of the living area, providing a peaceful retreat and a safe environment for all the family to enjoy.