



418a Plodder Lane, Farnworth
£290,000

Miller Metcalfe
Every step of the way

418a Plodder Lane

Farnworth, Bolton

STUNNING EXTENDED FAMILY HOMEIMMACULATELY PRESENTED THROUGHOUT***LARGE REAR GARDEN*** Welcome to this fantastic property located on the sought-after Plodder Lane, Bolton. Situated within easy reach of the Royal Bolton Hospital, popular schools and the motorway network via the M61, giving convenient access to Manchester City Centre and surrounding areas. Accommodation briefly comprising entrance hall with stairs to the first floor, larger open plan lounge/diner with patio doors leading to a conservatory and a fitted kitchen. Rising the first floor are three bedrooms two with fitted wardrobes and a three piece bathroom suite. Outside the property sits on a generous plot with a garden to the front and off street parking for several cars. The rear garden has two decked patio areas and a lawned garden. Internal viewing advised to appreciate the size of accommodation on offer.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



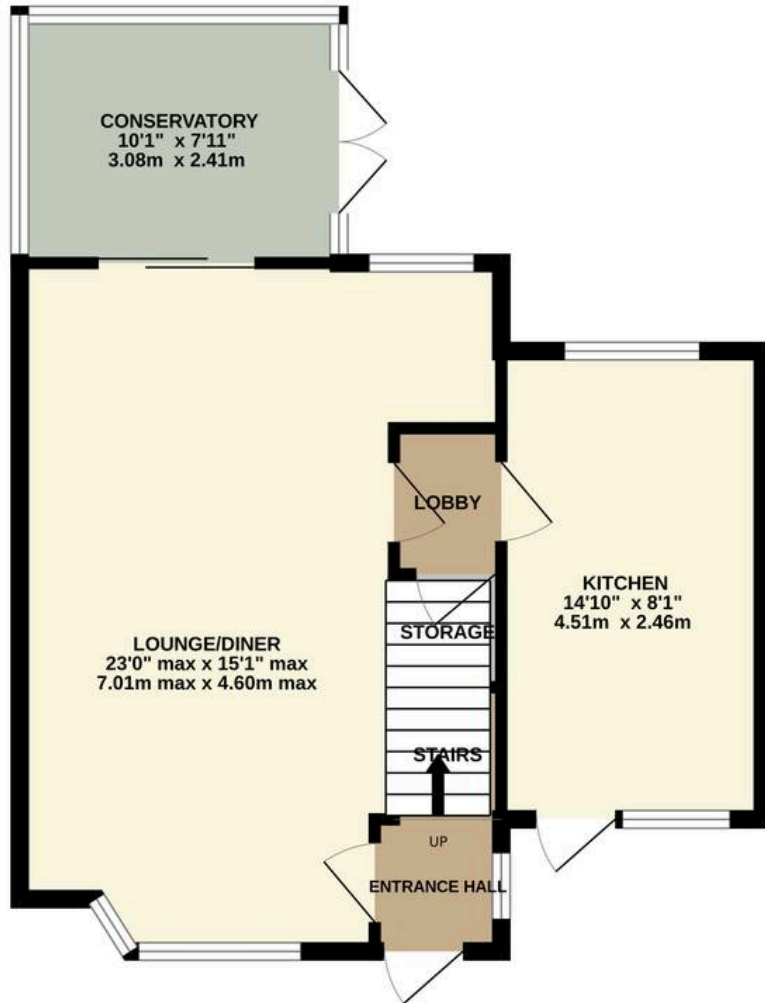




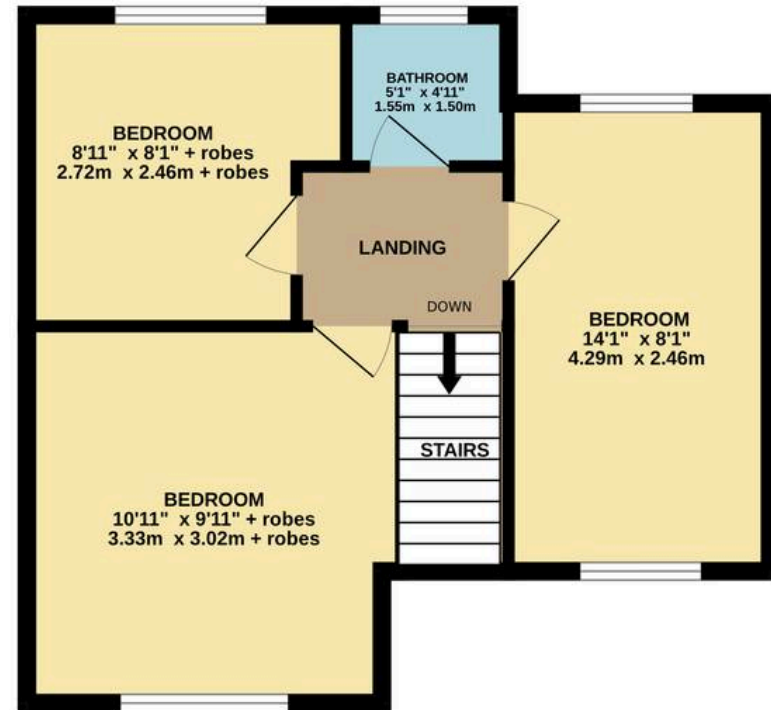




GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 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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