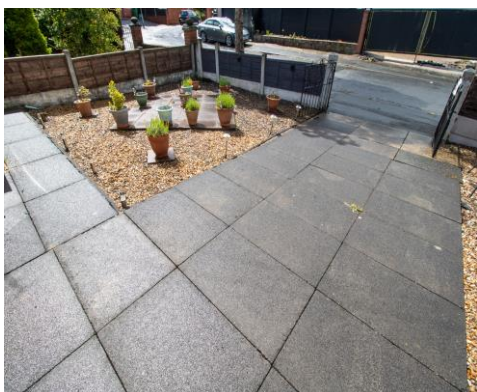




**Broadway, Farnworth, Bolton, BL4 0HQ**

**Offers in the Region Of £185,000**

An extremely well presented 2 bedroom semi detached property located on Broadway in the Farnworth area of Bolton in Greater Manchester. Close by to a number of popular schools including St James, Bolton hospital and the M60 and M61 motorway junctions. Briefly comprises of the following, a good sized lounge, a second reception room currently utilised as a dining area, a modern fully fitted kitchen including an integrated gas hob, grill, oven, chrome extractor hood, fridge freezer and a washer/dryer, plus a spacious low maintenance rear garden with a garden shed included. To the upper floor you will find 2 bedrooms, a double sized Master bedroom and one single bedroom, plus a modern Family bathroom including a basin, toilet and a bath tub with an electric shower over the bath. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold with 900 years left on the lease. 4 pounds per annum ground rent. The EPC has been ordered and will be live on the advert soon.



## ACCOMMODATION

### **Lounge** 10' 1" x 13' 10" (3.08m x 4.22m)

A good sized lounge 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.

### **Dining Room** 11' 8" x 15' 7" (3.55m x 4.76m)

A second reception room, currently utilised as a dining area. Space for a good sized dining table and chairs. Decorated in neutral colours with a light brown coloured carpet. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Kitchen** 10' 4" x 6' 11" (3.15m x 2.1m)

A modern fully fitted kitchen including an integrated gas hob, grill, oven, chrome extractor hood, fridge freezer and a washing machine.

### **Rear Garden**

A spacious low maintenance garden to the rear. Comes with a garden shed.

### **Master bedroom** 11' 10" x 12' 6" (3.6m x 3.8m)

A double sized bedroom to the front of the property. Decorated in neutral colours with a light brown coloured carpet. Space for fitted or free standing wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 9' 9" x 7' 7" (2.97m x 2.3m)

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

### **Family Bathroom** 5' 10" x 6' 4" (1.77m x 1.93m)

A modern Family bathroom including a basin, toilet and a bath tub with an electric shower over the bath. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.





