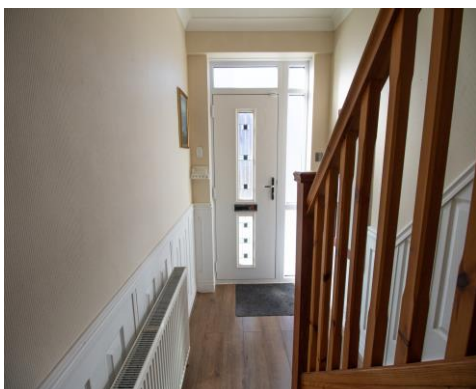




Plodder Lane, Farnworth, Bolton, BL4 0JP

Offers in the Region Of £249,950

An extremely well presented 3 bedroom semi detached home with a driveway, garage and a conservatory to the rear, located on Plodder Lane in the Farnworth area of Bolton in Greater Manchester. Close by to a number of local schools including St James High School, Bolton Hospital and the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature wood burner stove set within an angle nook fireplace, a second open plan reception room, a modern fully fitted galley style kitchen including a range style 5 burner gas hob, grill and oven, a good sized double glazed conservatory and a spacious rear garden with an upper patio area and a grass lawn. To the upper floor you will find 2 double sized bedrooms, both with fully fitted wardrobes and a modern Family bathroom with a 4 piece suite including a vanity basin, toilet, bath tub and a shower cabinet, and a 3rd double sized bedroom within a converted loft space with a fixed stairwell. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. EPC is band D.



ACCOMMODATION

Entrance Hallway 13' 6" x 5' 5" (4.12m x 1.65m)

The entrance hallway to the front of the property. Decorated in neutral colours with a mid oak wooden floor. Fitted with a double glazed composite entrance door to the front aspect. Warmed by a gas central heated radiator.

Lounge 14' 2" x 11' 2" (4.32m x 3.40m)

A spacious lounge with a feature wood burner stove within an inglenook fireplace. Decorated in white with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 16' 4" x 10' 9" (4.97m x 3.28m)

An open plan reception room to the rear of the property. Decorated in white with a grey coloured carpet. Warmed by a gas central heated radiator.

Kitchen 19' 2" x 6' 7" (5.85m x 2.01m)

A modern galley style kitchen with an arga style 5 burner gas hob, grill, oven and an extractor hood. Space for a tall fridge freezer. Plumbed in for a washing machine. Decorated in neutral colours with a fully tiled floors. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Conservatory 8' 4" x 10' 0" (2.53m x 3.04m)

A good sized double glazed Conservatory to the rear of the property.

Rear Garden

A spacious rear garden with a upper patio area and a grass lawn.

Upper floor Landing 8' 3" x 7' 1" (2.52m x 2.17m)

The upper floor landing area. Decorated in neutral colours with a patterned carpet. A double glazed window is fitted to the side aspect.

Master bedroom 13' 7" x 9' 1" (4.14m x 2.78m)

A double sized Master bedroom to the front of the property. Comes with modern sliding Wardrobes in oak. 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 11' 7" x 10' 7" (3.53m x 3.22m)

A second double sized bedroom to the rear of the property. Comes with fully fitted modern sliding wardrobes in oak. 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.

Family Bathroom 8' 7" x 6' 3" (2.61m x 1.90m)

A modern 4 piece Family bathroom including a vanity basin, toilet, bath tub and a shower cabinet. Comes with fully tiled walls and flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 11' 5" x 16' 7" (3.47m x 5.06m)

A spacious double sized bedroom within a converted loft space. Comes with a fixed stairwell. Decorated in neutral colours with a beige coloured carpet. Fitted with 2 double glazed windows. Warmed by a gas central heated radiator.





Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

