



Presto Street, Farnworth, Bolton, BL4 7RB

Offers in the Region Of £135,000

HIGH QUALITY PRESENTATION THROUGHOUT! An extremely well presented 2 bedroom mid terraced home located on Presto Street in the Farnworth area of Bolton in Greater Manchester. Located close by to local shops, supermarkets, Farnworth train station and the M60 motorway junction. Briefly comprises of the following, an entrance lobby, a spacious lounge, a modern fully fitted kitchen with an integrated dishwasher, fridge freezer, gas hob, electric oven and an extractor hood, an an open plan dining area and a spacious rear yard, with a decking area, garden shed with power and an electric powered rear shutter for access to the rear. 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 vanity basin, toilet and a bath tub with a shower over the bath and a glass folding shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a modern Worcester combi boiler. The EPC is ordered and will be live on the advert soon. Leasehold property with 846 years left on the lease. 1.40 per annum ground rent.



ACCOMMODATION

Entrance lobby 2' 11" x 4' 1" (0.90m x 1.25m)

A small entrance lobby to the front of the property.

Lounge 15' 5" x 14' 1" (4.69m x 4.3m)

A spacious lounge to the front of the property. Decorated in neutral colours with a mid oak wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 10' 6" x 10' 0" (3.21m x 3.06m)

A modern fully fitted kitchen in cream with contrasting work tops. Comes with an integrated dishwasher, fridge freezer, gas hob, electric oven and an extractor hood. Plumbed in for a washing machine. Fitted with a double glazed window to the rear aspect.

Rear Garden 31' 6" x 14' 0" (9.6m x 4.27m)

A spacious rear garden with a decking area, garden shed with power and an electric shutter to the rear.

Master bedroom 13' 5" x 11' 3" (4.09m x 3.43m)

A double sized Master bedroom to the front of the property. Decorated in neutral colours with a patterned feature wall and a grey coloured carpet. Comes with some built in wardrobes to the right hand corner. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 10' 2" x 7' 9" (3.11m x 2.37m)

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

Family Bathroom 6' 0" x 6' 0" (1.82m x 1.82m)

A modern Family bathroom with a 3 piece suite including a vanity basin, toilet and a bath tub with a shower over the bath and a folding glass screen. Fully tiled walls and flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



