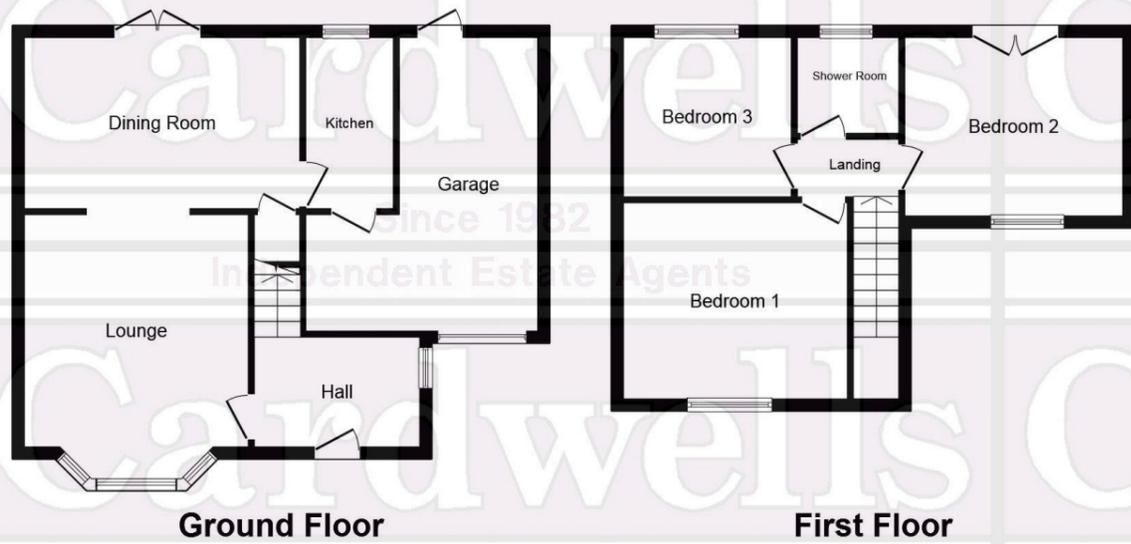


Independent Estate Agents



Total floor area 100.9 sq.m. (1,086 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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PLODDER LANE, FARNWORTH, BOLTON, BL4 0JY



- Semi detached
- 3 bedrooms
- Sought after location
- Close to hospital & motorway
- Well presented, many features
- Superb bar room
- Good size driveway & garden
- Viewing recommended



£260,000

BOLTON

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Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. C.W. Pearson.

An extended three bedroom semi detached house which is situated in a prominent position, close to Bolton hospital, good schools and transport links. The motorway network is also a short distance away giving easy access throughout the north-west. This well presented property has lots of features including an impressive open plan dining room/bar room and a sizable garage which could be utilised for further accommodation subject to regulations. Viewing is highly recommended through Cardwells estate agents Bolton (01204) 381281, bolton@cardwells.co.uk. The accommodation briefly comprises; Entrance hall, lounge, open plan dining room/bathroom and a kitchen. Upstairs there are three good size bedrooms and a shower room. Second bedroom has a Juliet balcony overlooking the rear garden. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite double glazed 'Rock' door leading to

Entrance hall: uPVC frosted double glazed window front aspect, radiator, staircase leading to the landing.

Lounge: 12' 10" x 12' 7" (3.91m x 3.83m) uPVC double glazed bay window front aspect, feature marble fireplace incorporating a living flame gas fire, radiator, inset spotlights to the ceiling, archway open through to

Dining room/bar: 15' 7" x 9' 0" (4.75m x 2.74m) uPVC double glazed French doors rear garden aspect, marble tiled floor, radiator, inset spotlights to the ceiling, bar area with a granite a bar counter, range of storage, LED lighting, built in under stairs storage cupboard.

Kitchen: 10' 0" x 5' 0" (3.05m x 1.52m) uPVC double glazed window rear garden aspect, range of modern fitted wall and base units with complimentary work surfaces and tiled splash backs , inset 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, built in oven and grill, inset four ring gas burner hob with a stainless steel extractor canopy above, tiled floor, radiator, integral door leading through to the garage.

Landing: Access to the loft, doors leading to

Bedroom 1: 12' 7" x 11' 1" (3.83m x 3.38m) uPVC double glazed window front aspect, fitted wardrobes with matching drawers, Radiator.

Bedroom 2: 10' 1" x 12' 4" (3.07m x 3.76m) uPVC double glazed window front aspect uPVC double glazed doors open out to a Juliet style balcony, fitted wardrobe/storage cupboards, radiator, recess LED lighting.

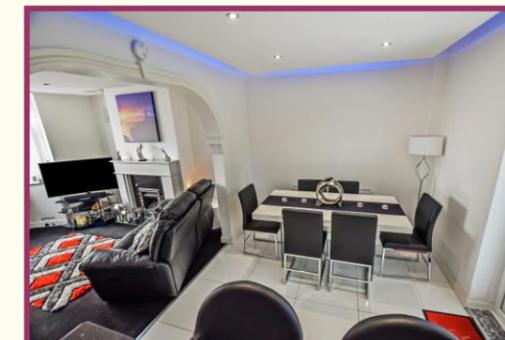
Bedroom 3: 9' 6" x 9' 0" (2.89m x 2.74m) uPVC double glazed window rear aspect, fitted wardrobes, radiator.

Shower room: 5' 8" x 5' 2" (1.73m x 1.57m) uPVC frosted double glazed window rear aspect, modern white suite comprising shower cubicle, close couple WC, wash basin with mixer tap, tiled floor tiling to the walls, chrome plated heated towel rail, inset spotlights to the ceiling.

Outside: Outside there is a larger than average tarmac driveway providing ample parking. The driveway leads to a generous sized garage with a roller shutter door To the rear there is an enclosed garden, with a paved patio area steps lead down to a laid to lawn garden with the plant borders. There is an Indian stone patio.

Price: Offers in region £260,000

Viewings: All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk 7 days a week.



Please note: all viewings are by appointment only through our BOLTON Office