

# Harrisons

ESTATE AGENTS



Doe Hey House, Harper Green Road, Farnworth, Bolton, Lancashire, BL4



Doe Hey House, Harper Green  
Road, Farnworth, Bolton,  
Lancashire, BL4 7HT

**Auction Guide Price**  
**£225,000**

### **PROPERTY FEATURES AND DETAILS**

VIEWINGS NOW AVAILABLE

5 BEDROOM DETACHED

HUGE SCOPE

LARGE PLOT

VIEW BID BUY ONLINE WITH OUR AUCTION SERVICE

LOTS OF ORIGINAL FEATURES

REQUIRES MODERNISATION

QUIET LOCATION



### **PROPERTY INFORMATION**

This property is in council tax band F

\*\*\*AUCTION END DATE IS THURSDAY 3RD JUNE AT 12PM\*\*\* \*\*FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE £225,000 PLUS RESERVATION FEE\*\*\* Doe Hey House | Harper Green Road, Farnworth, Bolton, Lancashire. \*\*VIEW | BID | BUY\*\* FANTASTIC OPPORTUNITY TO ACQUIRE THIS VICTORIAN DETACHED PROPERTY! DOUBLE BAY FRONT | LARGE PLOT | SCOPE TO EXTEND | OFFERED IN OUR AUCTION WITH NO CHAIN LEASEHOLD - 866 YEARS REMAINING TRANSPORT Moses Gate Rail Station 0.56 miles Farnworth Rail Station 1.19 miles Bolton Rail Station 1.35 miles Kearsley Rail Station 1.85 miles LIFESTYLE The Peppermill 0.11 miles Bolton Cricket Club 0.15 miles Farnworth Cricket & Bowling Club 0.15 miles Railway Club (Bolton) 0.27 miles Steve & Linda's Cafe 0.37 miles SCHOOLS Mount St Joseph 0.31 miles Harper Green School 0.4 miles St Michael's CofE Primary School, Great Lever 0.4 miles

### Front garden .

Driveway parking..

### Entrance Porch 3' 8" x 6' 7" (1.13m x 2m).

Minton tiling. 2 bay windows. Pendant light. .

### Hallway 16' 5" x 13' 10" (5m x 4.21m).

Double panel radiator. Pendant light. Stairs to first floor. Minton tiling. Side window. .

### Utility room 11' 2" x 8' 10" (3.4m x 2.68m).

Tiled flooring. Stainless steel sink with double drainer and chrome mixer tap. Space for fridge freezer. Single panel radiator. Strip lighting. .

### w.c 5' 3" x 4' 3" (1.61m x 1.3m).

Tiled flooring. tiled walls. Single panel radiator. Side frosted double glazed unit. Pendant light..

### External porch 10' 5" x 6' 3" (3.18m x 1.9m).

Tiled flooring. Sloped roof. Wall light.

### External room 8' 5" x 10' 6" (2.57m x 3.2m).

Boiler. Roof light. Pendant light. Single glazed unit to rear frosted. Step down. Frosted glazed UPVC door. .

### Kitchen 12' 9" x 8' 7" (3.88m x 2.62m).

Fitted walnut kitchen. Double glazed units. Strip lighting. Tiled flooring. Freestanding cooker. Stainless steel sink with chrome mixer tap. Double panel radiator. Wood panel ceiling. .

### Reception 16' 1" x 11' 7" (4.9m x 3.53m).

Single glazed sash widows/. Pendant light. Chimney beast and surround with storage. Double panel radiator. .

### Bedroom 1 8' 11" x 15' 1" (2.72m x 4.6m).

2 wall light. Bay rear single panel window. Double panel radiator. Exposed floorboards. Sink..

### First Floor Landing 18' 0" x 6' 8" (5.49m x 2.04m)

Pendant light. Stained glass window ceiling. Wood panelling. Digital Thermostat. Broadband router. Exposed floorboards. Loft hatch. .

### Bedroom 2 14' 5" x 13' 8" (4.4m x 4.16m).

Exposed floorboards. Separate sink. Double panel radiator. Sash window to rear and side. Pendant light..





1ST FLOOR  
741 sq.ft. (68.8 sq.m.) approx.

