



Laburnum Road, Farnworth, Bolton, BL4 0BG

Offers in Excess of £185,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented 3 bedroom semi detached home located on Laburnum Road in the Farnworth area of Bolton in Greater Manchester. Close by to a number of local schools including Harper Green and St James High School, Bolton Hospital and the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance lobby, a spacious lounge with a feature gas fire and surround, a spacious fitted kitchen with an open plan dining area and a good sized rear garden. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom and a family bathroom including a basin, toilet and a shower cabinet. Leasehold property with 887 years left on the lease, 12.00 per annum ground rent. The EPC has been ordered and will be live on the advert shortly.



ACCOMMODATION

Lounge 13' 5" x 13' 7" (4.10m x 4.15m)

A spacious lounge with a feature gas fire and surround. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 9' 11" x 18' 4" (3.01m x 5.60m)

A spacious kitchen to the rear of the property, with an open plan dining area included. Space for a good sized dining table and chairs. Fitted with 2 double glazed windows and an entrance door to the rear aspect. Warmed by a gas central heated radiator.

Front Garden

A spacious garden to the front of the property. Plenty of space to convert into a double driveway if required.

Side Garden

A spacious garden to the side aspect.

Rear Garden

A spacious garden to the rear of the property.

Upper floor Landing 6' 2" x 7' 7" (1.87m x 2.31m)

The upper floor landing area. Fitted with a double glazed window to the side aspect.

Master bedroom 13' 7" x 10' 2" (4.13m x 3.10m)

A double sized Master bedroom to the front of the property. Comes with built in storage to the right hand side of the room. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 9' 8" x 11' 6" (2.95m x 3.5m)

A second double sized bedroom to the rear of the property. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 10' 11" x 8' 3" (3.33m x 2.52m)

A single sized bedroom to the front of the property. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family bathroom 6' 11" x 7' 0" (2.11m x 2.13m)

A modern Family bathroom to the rear of the property, including a basin, toilet and a shower cabinet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



