



**Plodder Lane, Farnworth, Bolton, BL4 0LN**

**Offers Over £325,000**

An extremely well presented 4 bedroom extended semi detached home with an electric gated driveway, located in a semi rural location (with views) on Plodder Lane in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance porch and lobby, a spacious lounge with a feature living flame gas fire and surround, a stunning modern fully fitted kitchen with an integrated arga style 5 burner gas hob, 2 ovens, microwave, fridge freezer, chrome extractor hood and a breakfast bar, an open plan dining area with space for a large dining table and chairs, a downstairs modern Family bathroom including a vanity basin, toilet and a walk in shower, a double sized 4th bedroom (could be used for alternate uses) and a landscaped rear garden with a patio area and an artificial grass lawn. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (both double bedrooms come with fully fitted wardrobes) and a modern Family bathroom with a 3 piece suite including a vanity basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi



## ACCOMMODATION

### **Entrance Porch** 4' 6" x 8' 6" (1.37m x 2.58m)

The entrance porch to the front of the property. Fitted with a double glazed entrance door and 2 windows. Space for shoes, coats and umbrellas.

### **Entrance Lobby** 10' 1" x 8' 2" (3.08m x 2.5m)

The entrance lobby to the front of the property. Decorated in white and grey with a grey coloured carpet.

### **Lounge** 20' 4" x 11' 11" (6.2m x 3.64m)

A spacious lounge with a feature living flame gas fire and surround. Decorated in grey with a lovely oak wooden floor. Fitted with a large top to floor double glazed window to the front aspect, offering superb views of the local countryside. Warmed by a gas central heated radiator.

### **Kitchen** 13' 3" x 16' 7" (4.04m x 5.05m)

A modern fully fitted kitchen with an integrated arga style gas hob, double oven, chrome extractor hood, fridge freezer, and a breakfast bar. Plumbed in for a washing machine. Decorated in neutral colours with a cream tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a wall hung gas central heated radiator.

### **Dining area**

An open plan dining area with space for a large dining table and chairs. Decorated in neutral colours with a cream tiled floor. Fitted with a pair of double glazed french doors to the rear aspect, with a velux style window fitted into the roof space. Warmed by a wall hung gas central heated radiator.

### **Rear Garden** 24' 5" x 29' 4" (7.45m x 8.94m)

A spacious landscaped rear garden with a patio area and an artificial grass lawn.

### **Family Bathroom (Ground Floor)** 9' 11" x 7' 7" (3.01m x 2.3m)

A modern Family bathroom to the ground. Comes with a vanity basin, toilet and a walk in shower. Fully tiled walls and flooring in white. Warmed by a gas central heated wall hung radiator.

### **Bedroom 4 (Ground floor)** 18' 9" x 20' 4" (5.71m x 6.2m)

A double sized bedroom to the ground floor. (Could be changed into another lounge, home office etc if required) Decorated in grey with a grey coloured carpet. Sliding mirrored wardrobes are installed to the far side of the bedroom (out of shot). Fitted with a pair of double glazed french doors to the front aspect. Warmed by a wall hung gas central heated radiator.

### **Master bedroom** 11' 2" x 10' 6" (3.4m x 3.2m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes. Decorated in grey with a grey coloured carpet. Fitted with a pair of double glazed french doors to the front aspect. (Glass balustrade installed for safety to the outside)

### **Bedroom 2** 8' 2" x 10' 8" (2.5m x 3.26m)

A second double sized bedroom to the rear. Comes with fully fitted wardrobes. 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.

### **Bedroom 3** 7' 3" x 7' 9" (2.22m x 2.37m)

A single sized bedroom to the front of the property. 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.

### **Family Bathroom (Upper floor)** 5' 5" x 7' 8" (1.65m x 2.33m)

A modern Family bathroom to the upper floor. Comes with a vanity basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Comes with fully tiled walls and flooring. A double glazed window is





