



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

**Offers Over £150,000**

FOR SALE WITH NO ONWARD CHAIN! STUNNING HIGH QUALITY PRESENTATION THROUGHOUT! An extremely well presented, spacious 2 bedroom mid terraced home, located on Plodder Lane in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge with a feature electric fire within an inglenook fireplace, a fantastic modern fully fitted kitchen with an integrated gas hob, microwave, oven, chrome extractor hood and a centre island, plus a spacious landscaped rear garden with a decking area and an artificial grass lawn. To the upper floor you will find a double sized Master bedroom with a walk in wardrobe, a single sized bedroom and a stunning Family bathroom with a 4 piece suite including a vanity basin, toilet, deep standalone bath tub and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. LEASEHOLD WITH 852 YEARS LEFT ON THE LEASE, 2.00 POUNDS PER ANNUM GROUND RENT, the EPC is band C. Offers excellent transport links to the M60/M61 motorways and close by to St James High School and Bolton Hospital.



## ACCOMMODATION

### **Entrance Vestibule** 4' 2" x 3' 8" (1.27m x 1.12m)

The entrance vestibule to the front of the property. Fitted with a 'rock' composite entrance door to the front aspect.

### **Lounge** 12' 11" x 14' 3" (3.93m x 4.35m)

A spacious lounge with a feature electric fire within an inglenook style fireplace. Plenty of space for modern furniture. Decorated in neutral colours with a grey wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 15' 6" x 14' 2" (4.73m x 4.32m)

A modern fully fitted kitchen with an integrated gas hob, microwave, oven, chrome extractor hood and a centre island. Plumbed in for a washing machine with space for a tall fridge freezer. Decorated in neutral colours with a grey wooden floor. Warmed by a gas central heated radiator.

### **Rear Garden**

A spacious, low maintenance rear garden with a decking area and an artificial grass lawn.

### **Upper floor landing** 5' 9" x 8' 7" (1.76m x 2.61m)

The upper floor landing area. Decorated in neutral colours with a dark grey carpet. Fitted with a spindle balustrade.

### **Family Bathroom** 11' 0" x 7' 1" (3.35m x 2.15m)

A stunning Family bathroom with a 4 piece suite in white, including a vanity basin, toilet, deep standalone bath tub and a shower cabinet. Comes with fully tiled walls and flooring in grey. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated towel holder.

### **Master bedroom** 10' 11" x 11' 9" (3.32m x 3.57m)

A double sized Master bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. Comes with a walk in wardrobe to the rear. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Walk in wardrobe (Master bedroom)** 10' 8" x 2' 10" (3.26m x 0.87m)

A walk in wardrobe within the rear of the Master bedroom.

### **Bedroom 2** 17' 4" x 6' 0" (5.28m x 1.82m)

A single bedroom to the rear of the property. 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.



# Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

