



**Conway Street, Farnworth, Bolton, BL4 9LL**

**Offers in the Region Of £195,000**

**RARE, 3 DOUBLE SIZED BEDROOMS!** A well presented 3 bedroom semi detached home with a garage to the rear, located on Conway St in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature living flame gas fire and surround, a fully fitted kitchen with an integrated gas hob and an electric oven, an open plan dining area, a rear porch and a good sized rear garden with a patio area and a grass lawn. To the upper floor you will find 3 double sized bedrooms (fitted wardrobes to the master bedroom) and a Family bathroom with a 4 piece suite in white, including a vanity basin, toilet, a bath tub and a shower cabinet. Close by to the centre of Farnworth, local schools, Bolton Hospital and the M60 motorway junction. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC is ordered and will be live on the advert soon. Leasehold with 921 years left on the lease. 3 pounds per annum ground rent.





## ACCOMMODATION

### **Entrance Hallway** 13' 3" x 5' 5" (4.03m x 1.65m)

The entrance hallway.

### **Lounge** 12' 6" x 14' 0" (3.82m x 4.27m)

A spacious lounge to the front of the property, with a feature living flame 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' 7" x 19' 5" (2.93m x 5.92m)

A fully fitted kitchen with an integrated gas hob and an electric oven. Plumbed in for a washing machine.

### **Dining Area**

An open plan dining area, adjacent to the kitchen. Currently being utilised as a downstairs bedroom. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Rear Garden**

A good sized Rear garden with a patio area, grass lawn and a garage.

### **Master bedroom** 12' 5" x 9' 8" (3.78m x 2.95m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 9' 3" x 11' 11" (2.82m x 3.64m)

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

### **Bedroom 3** 8' 3" x 7' 7" (2.52m x 2.30m)

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

### **Family Bathroom** 6' 5" x 7' 7" (1.96m x 2.30m)

A Family bathroom with a 4 piece suite in white. Comes with a vanity basin, toilet, bath tub and a shower cabinet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.





