



**Brentwood Drive, Farnworth, Bolton, BL4 7TR**

**Offers in the Region Of £229,950**

An extremely well presented 3 bedroom semi detached home with a garage and a gated driveway, located on Brentwood Drive in the Farnworth area of Bolton in Greater Manchester. Located in a quiet cul-de-sac on a highly sought after estate. Close by to local shops, supermarkets, Moses Gate train station and the M60 motorway junction. Briefly comprises of the following, an entrance porch, a spacious lounge, an open plan dining area, a modern fully fitted kitchen with an integrated gas hob, electric oven and a chrome extractor hood, plus a spacious landscaped rear garden with a patio area and an artificial grass lawn. To the upper floor you will find 2 double sized bedrooms and 1 single bedroom, including an en-suite shower room to the master bedroom and fully fitted wardrobes to all 3 bedrooms, plus a modern Family bathroom with a 3 piece suite in white, including a vanity basin, toilet and a deep standalone bath tub. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a modern combi boiler. An EPC has been ordered and will be live on the advert soon. Leasehold with 763 years left on the lease. Ground rent is 50 pounds per annum.



## ACCOMMODATION

### **Entrance Porch** 4' 3" x 3' 3" (1.30m x 1.0m)

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

### **Lounge** 14' 6" x 11' 9" (4.42m x 3.58m)

A spacious lounge to the front of the property. Plenty of space for modern furniture to fit easily. Decorated in light grey with a grey wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Dining Area (Open plan)** 8' 2" x 10' 9" (2.49m x 3.27m)

An open plan dining area with space for a good sized dining table and chairs. Decorated in light grey with a grey wooden floor. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Kitchen** 10' 6" x 10' 0" (3.21m x 3.06m)

A modern fully fitted kitchen with an integrated gas hob, electric oven and a chrome extractor hood. Space for a tall fridge freezer. Plumbed in for a washing machine. A double glazed window is fitted to the rear aspect.

### **Rear Garden**

A spacious landscaped garden to the rear. Comes with a large patio area and an artificial grass lawn.

### **Master bedroom** 14' 0" x 8' 6" (4.26m x 2.6m)

A double sized Master bedroom to the front of the property. Comes with modern sliding wardrobes to one wall. 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.

### **Bedroom 2** 8' 1" x 10' 3" (2.46m x 3.13m)

A double sized bedroom to the rear of the property. (Current bed on the photo is a 3/4 double bed). Decorated in light grey with a grey coloured carpet. Comes with fitted wardrobes in light grey. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 8' 8" x 9' 1" (2.65m x 2.76m)

A single sized bedroom to the front of the property. Decorated in light grey with a grey wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **En-suite to the Master bedroom** 7' 8" x 3' 9" (2.34m x 1.15m)

An en-suite shower room to the Master bedroom.

### **Family bathroom** 7' 1" x 9' 3" (2.16m x 2.81m)

A modern Family bathroom with a 3 piece suite in white. Comes with a vanity basin, toilet and a standalone bath tub. Fully tiled walls and flooring. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated towel holder.





