



**Kildare Street, Farnworth, Bolton, BL4 9NX**

**Offers in the Region Of £240,000**

EXTENDED TO THE REAR! HIGH QUALITY PRESENTATION THROUGHOUT! A stunning, immaculate 3 bedroom Semi detached home with a gated driveway and a garage, located on the ever popular Kildare St in the Farnworth area of Bolton in Greater Manchester. Within the catchment area for St James High School, and offering excellent transport links to Bolton and Manchester City Centre, briefly comprises of the following, an entrance porch and hallway, a spacious reception room to the front of the property, a superb modern kitchen with a centre island and integrated hob, microwave and oven, and a lawned garden to the rear. To the upper floor, you will find a modern family bathroom in grey, with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen, 2 double sized bedrooms and a single bedroom. (All 3 bedrooms come with fully fitted wardrobes.) This fantastic family home is an absolute credit to the current owners and must be viewed internally to fully appreciate the high standard of presentation throughout. Comes with double glazed windows and doors. Warmed by gas central heating via a combi boiler. Viewings strictly by



## ACCOMMODATION

### **Entrance Porch** 3' 6" x 6' 8" (1.07m x 2.03m)

A double glazed Entrance Porch to the front of the property.

### **Entrance Hallway** 11' 7" x 5' 7" (3.54m x 1.71m)

The entrance lobby and hallway to the front of the property. Decorated in grey and blue with a grey wood laminate floor. Fitted with a composite entrance door to the front aspect. Warmed by a gas central heated radiator.

### **Lounge** 12' 0" x 12' 3" (3.67m x 3.74m)

The lounge to the front of the property with a feature wall hung electric fire. Decorated in neutral colours with a grey patterned feature wall and a grey coloured carpet. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 16' 8" x 16' 5" (5.07m x 5.01m)

A superb modern kitchen in grey with a centre island and integrated appliances. Decorated in neutral colours with a grey wood laminate floor. Fitted with double glazed windows and french doors. Warmed by a gas central heated radiator.

### **Family Bathroom** 6' 8" x 6' 7" (2.04m x 2.0m)

A modern family bathroom in grey and white. Comes with a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Fitted with a double glazed window to the rear aspect and warmed by a chrome towel holder.

### **Master bedroom** 10' 11" x 9' 5" (3.33m x 2.86m)

A double sized master bedroom to the rear of the property. Fitted with wardrobes in light grey. Decorated in light grey with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 13' 0" x 9' 4" (3.95m x 2.84m)

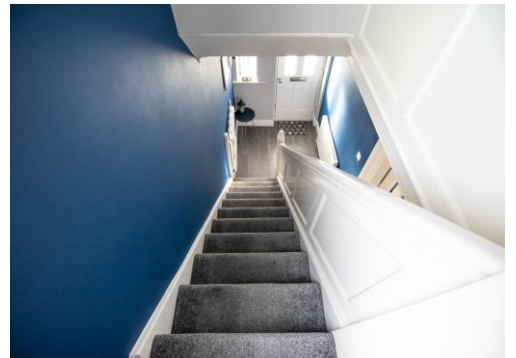
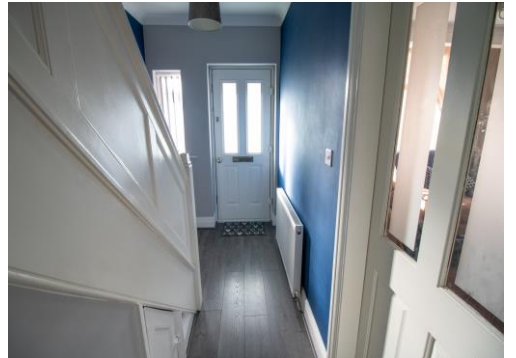
A double sized bedroom to the front of the property. Decorated in pink with a grey coloured carpet. Comes with fitted wardrobes in cream. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 7' 8" x 6' 11" (2.34m x 2.12m)


A single sized bedroom to the front of the property. Decorated with a patterned wallpaper. Comes with fitted wardrobes with shadow lighting. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Rear Garden**


A good sized rear garden with 2 patio areas and a grass lawn.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Reference:

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