



**Highfield Drive, Farnworth, Bolton, BL4 0RR**

**£180,000**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented 3 bedroom semi detached home, with a driveway, conservatory and lawned rear garden, located on Highfield Drive in the Farnworth area of Bolton in Greater Manchester. Within easy walking distance of St James High School and Bolton Hospital, and both the M60 and M61 motorway junctions are within easy reach. Briefly comprises of the following, an entrance lobby, a spacious lounge, an open plan kitchen and dining area, large double glazed conservatory and a rear garden with a patio area and a grass lawn. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, a family bathroom 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. The loft is converted and has a fixed stairwell. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold property with 970 years left on the lease, 75 pounds per annum ground rent. EPC is band C.



## ACCOMMODATION

### **Lounge** 14' 10" x 12' 3" (4.52m x 3.74m)

A spacious lounge to the front of the property. Decorated in neutral colours with a mid oak wood laminate floor. 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** 8' 10" x 8' 7" (2.68m x 2.62m)

An open plan fully fitted kitchen in cream with contrasting worktops and a grey wood laminate floor. Comes with an integrated electric hob and oven. A double glazed window is fitted to the rear aspect.

### **Dining area** 9' 2" x 7' 7" (2.8m x 2.32m)

An open plan dining area, adjacent to the kitchen. Decorated with a grey patterned wallpaper with a grey tiled floor. Comes with double glazed patio doors to the rear. Warmed by a gas central heated radiator.

### **Conservatory** 9' 5" x 14' 11" (2.88m x 4.55m)

A large double glazed conservatory to the rear. Decorated in neutral colours with an oak wood laminate floor.

### **Rear Garden**

A large rear garden with a patio area, grass lawn and a storage shed.

### **Master bedroom** 10' 4" x 9' 0" (3.16m x 2.74m)

A double sized Master bedroom to the front of the property. Decorated in neutral colours with a wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 9' 11" x 8' 11" (3.03m x 2.73m)

A second double sized bedroom to the rear. Decorated in neutral colours with a patterned feature wall and a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 7' 0" x 6' 4" (2.13m x 1.93m)

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

### **Family Bathroom** 6' 0" x 6' 3" (1.82m x 1.91m)

A modern Family bathroom 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. Comes with tiled walls. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Converted Loft Room** 10' 9" x 14' 10" (3.28m x 4.53m)

A converted loft room with a fixed stairwell. A double glazed velux style window is fitted into the roof space.



# 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		85 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.

