



**Darley Grove, Farnworth, Bolton, BL4 7RZ**

**Offers in the Region Of £199,950**

FOR SALE WITH NO ONWARD CHAIN! 2 SPACIOUS RECEPTION ROOMS! 3 BEDROOMS AND A CONVERTED LOFT ROOM! An extremely well presented, very spacious 3 bedroom mid terraced property located on Darley Grove in the Farnworth area of Bolton in Greater Manchester. Offers excellent transport links, close by to Farnworth train station with a direct route into Manchester City Centre and only a couple of minutes journey to the M60 motorway junction. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature gas fire and surround, a second reception room with a pair of double glazed french doors to the rear aspect and with space for a good sized dining table and chairs, a modern fully fitted galley style kitchen with a large arga style double gas hob, grill and oven, plus a large rear yard with a seating area. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (Fitted wardrobes to all the bedrooms), a superb 4 piece Family bathroom with a basin, toilet, large standalone bath tub and a shower cabinet, plus a large converted loft room with a fixed stairwell. Comes with double glazed windows and doors throughout. The





## ACCOMMODATION

### **Entrance Hallway** 15' 10" x 3' 3" (4.82m x 1.0m)

The entrance hallway to the front of the property. Fitted with a composite double glazed entrance door to the front aspect. Decorated in neutral colours with a wooden floor.

### **Lounge** 12' 0" x 14' 2" (3.65m x 4.33m)

A spacious lounge with a feature gas fire within an angle nook fireplace. Decorated in neutral colours with a grey coloured carpet. Plenty of space for modern furniture to fit easily. A large double glazed window is fitted to the front aspect.

### **Reception Room 2** 13' 6" x 17' 4" (4.12m x 5.28m)

A very spacious 2nd Reception Room with a feature gas fire and surround. Plenty of space for modern furniture and a dining table and chairs. Decorated in neutral colours with a wooden floor. Fitted with a pair of double glazed french doors to the rear aspect.

### **Kitchen** 17' 8" x 8' 8" (5.38m x 2.63m)

A very spacious kitchen with a large arga style double gas hob, grill and oven. Plumbed in for a washing machine with space for a large american style fridge freezer. Fitted with a pair of large double glazed french doors to the rear aspect.

### **Rear Yard**

A very spacious rear yard with a seating area.

### **Family Bathroom** 11' 10" x 7' 5" (3.6m x 2.27m)

A very spacious, modern 4 piece family bathroom with a basin, toilet, standalone deep bath tub and a shower cabinet. Fitted with a double glazed window to the rear aspect.

### **Master bedroom** 12' 5" x 9' 9" (3.78m x 2.98m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the front aspect.

### **Bedroom 2** 11' 7" x 9' 5" (3.54m x 2.87m)

A second double sized bedroom to the rear of the property. Comes with fully fitted wardrobes. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the rear aspect.

### **Bedroom 3** 12' 3" x 7' 3" (3.74m x 2.21m)

A single sized bedroom to the front of the property. Comes with fully fitted wardrobes. Decorated in neutral colours with a wooden floor. A double glazed window is fitted to the front aspect.

### **Converted Loft Room** 14' 1" x 17' 8" (4.28m x 5.39m)

A spacious converted loft room with a fixed stairwell.





