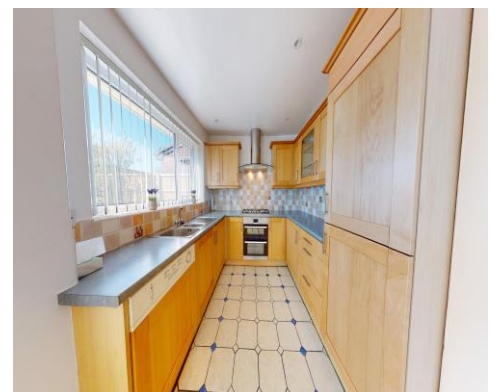




Grantchester Place, Farnworth, Bolton, BL4 0NQ

£285,000

STUNNING FREEHOLD, EXTENDED 3 BEDROOM DETACHED. STANDING ON A LARGE PLOT WITH FURTHER SCOPE TO EXTEND STP. GAS CENTRAL HEATING. GARAGE. TURNKEY PROPERTY. VERY POPULAR ESTATE. CLOSE TO THE HOSPITAL. An outstandingly rare opportunity to acquire a beautifully presented, extended, detached residence situated on a very popular development within walking distance of the Royal Bolton Hospital. Standing on a large plot with further scope to extend (subject to planning etc), the property is warmed by gas central heating and double glazed. Comprising: Entrance hallway, lounge/dining area, bespoke kitchen with an array of integrated appliances, opening into dining room, three bedrooms and a modern bathroom completes the accommodation. Externally there are well stocked generous gardens to front and rear, though it's the rear that really steals the show. Plenty of parking can be found on the driveway and within the single garage. The location, close to the M61 motorway network and Royal Bolton Hospital, will prove very popular indeed, with early viewings advised. One of the best we have seen this year, be quick! FREEHOLD



ACCOMMODATION

Entrance Hallway 14' 11" x 5' 10" (4.54m x 1.78m)

PVC double glazed door and window to front, inset spotlighting, radiator, laminate flooring, stairs to first floor with storage cupboard below.

Lounge/dining room 23' 7" x 12' 1" (7.18m x 3.68m)

PVC double glazed window to front, plus PVC double French doors to rear patio, inset living flame gas fire with Adam style surround, coving.

Dining Room 8' 0" x 7' 6" (2.44m x 2.28m)

PVC double glazed French doors to rear patio, laminate flooring, archway to kitchen.

Kitchen 9' 1" x 8' 7" (2.77m x 2.61m)

Bespoke range of wall and base units with an array of integrated appliances, including oven, 5 ring gas hob, over head extractor, fridge, freezer, dishwasher and washer, single drainer 1 1/2 bowl sink unit with mixer tap, tiled floor and splash backs, PVC double glazed window to rear.

First Floor Landing 8' 4" x 7' 11" (2.54m x 2.41m)

PVC double glazed window to side, loft access point, cupboard.

Master bedroom 8' 4" x 7' 11" (2.54m x 2.41m)

PVC double glazed window to front, radiator.

Bedroom 2 10' 4" x 10' 4" (3.15m x 3.15m)

PVC double glazed window to rear, radiator

Bedroom 3 8' 7" x 7' 8" (2.61m x 2.34m)

PVC double glazed window to front, radiator.

Family Bathroom 7' 9" x 5' 5" (2.36m x 1.65m)

Three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, W/C, radiator, inset spotlighting, PVC double glazed window to rear.

Front garden

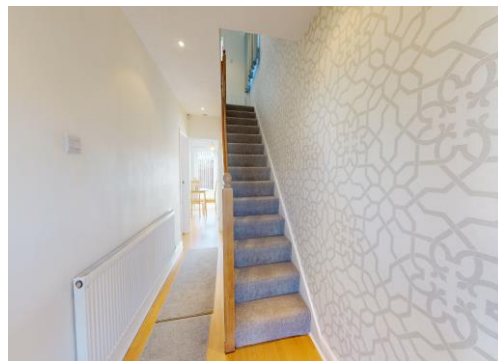
Lawned garden, established planting, double driveway.

Garage

Up and over door.

Rear Garden

Gorgeous enclosed garden with lawn and both an Indian stone and decked patio areas, established planting.



Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

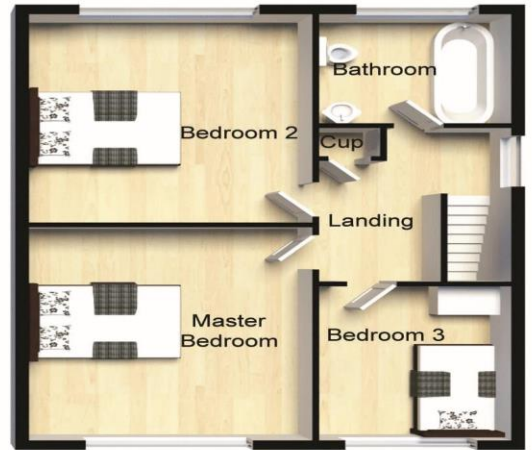
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



Ground Floor



First Floor

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