



**Watson Road, Farnworth, Bolton, BL4 9SA**

**Offers Over £155,000**

FOR SALE WITH NO ONWARD CHAIN! A well presented 2 bedroom end terraced home, with a converted loft room and lawned gardens to the front and rear, located on Watson Road in the Farnworth area of Bolton. Close by to Bolton Hospital and local schools, including the highly sought after St James High School. Offers easy access to the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance hallway, a spacious lounge, a modern fully fitted kitchen with an open plan dining area, and a good sized garden to the rear with a patio area and a grass lawn. To the upper floor you will find 2 double sized bedrooms, both with fully fitted wardrobes, a modern family bathroom with a 4 piece suite in white, including a basin, toilet, a bath tub and a shower cubicle, plus a converted loft room with a fixed stairwell. (Please note the converted loft room is not a bedroom). Comes with double glazed windows and doors throughout. Warmed by gas central heating via a modern combi boiler. Viewings by appointment only with Bolton Properties. FREEHOLD PROPERTY, the epc is ordered and will be live on the advert soon.



## ACCOMMODATION

### **Entrance Hallway** 12' 2" x 5' 11" (3.72m x 1.81m)

The entrance hallway to the front of the property. Decorated in grey with a light grey wood laminate floor. Space for shoes and coats beneath the stairwell. Fitted with a double glazed composite entrance door to the front aspect. Warmed by a gas central heated radiator.

### **Lounge** 11' 7" x 12' 10" (3.52m x 3.91m)

A spacious lounge to the front of the property. Decorated in grey with a light grey wood laminate floor. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 18' 6" x 9' 11" (5.64m x 3.01m)

A modern, fully fitted kitchen in white, with contrasting dark grey worktops. Comes with fully tiled walls in grey, with a light grey wood laminate floor. Space for a tall fridge freezer and plumbed in for a washing machine. (Room measurements are for the entire kitchen/dining area).

### **Dining area** 18' 6" x 9' 11" (5.64m x 3.01m)

An open plan dining area, adjacent to an open plan kitchen. Space for a good sized dining table and chairs. Decorated with a patterned feature wall, with a light grey wood laminate floor. Fitted with a pair of double glazed french doors to the rear aspect. Warmed by a gas central heated radiator. (Room sizes stated are for the entire kitchen and dining area combined)

### **Master bedroom** 11' 2" x 12' 4" (3.41m x 3.76m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes. Decorated in neutral colours with a light grey carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 9' 6" x 9' 7" (2.9m x 2.93m)

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

### **Family Bathroom** 5' 10" x 8' 11" (1.78m x 2.71m)

A modern Family bathroom with a 4 piece suite in white, including a basin, toilet, bath tub and a shower cabinet. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

### **Converted Loft Room** 10' 6" x 13' 5" (3.2m x 4.1m)

A converted loft room with a fixed stairwell. Decorated in pale blue with a grey coloured carpet. A double glazed velux window is fitted into the roof space. (Please note this is not a bedroom)





