



Windermere Road, Farnworth, Bolton, BL4 0QH

£185,000

An extremely well presented 3 bedroom semi detached home with a driveway and a very spacious landscaped garden, located on Windermere Rd in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature living flame gas fire and surround, a modern fully fitted kitchen with an integrated electric hob, oven, fridge freezer, dishwasher and a chrome extractor hood, an open plan dining area with a pair of double glazed french doors to the rear aspect, and a superb rear garden with 2 patio areas, a grass lawn and a storage shed. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (fully fitted wardrobes to all 3 bedrooms) and 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 double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Close by to Bolton Hospital and St James High School, and offers excellent transport links to the M60 and M61 motorway junctions. FREEHOLD PROPERTY! EPC is Band C.



ACCOMMODATION

Entrance Hallway 13' 1" x 6' 11" (4.0m x 2.11m)

The entrance hallway to the front of the property. Decorated in neutral colours with a grey wood laminate floor. A double glazed window is fitted to the side aspect with a composite entrance door. Warmed by a gas central heated radiator.

Lounge 13' 9" x 12' 8" (4.19m x 3.87m)

A spacious lounge to the front of the property, with a feature living flame gas fire and surround. Decorated in light grey with a patterned feature wall and a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 10' 1" x 11' 6" (3.07m x 3.5m)

A modern fully fitted kitchen in white with contrasting worktops. Comes with an integrated electric hob, oven, fridge freezer, dishwasher and a chrome extractor hood. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Dining area 9' 6" x 9' 3" (2.90m x 2.83m)

An open plan dining area with space for a good sized dining table and chairs. Decorated in neutral colours with a patterned feature wall. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden

A very spacious rear garden with 2 patio areas, a grass lawn and a storage shed.

Master bedroom 11' 8" x 12' 0" (3.55m x 3.67m)

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

Bedroom 2 10' 10" x 12' 5" (3.30m x 3.78m)

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

Bedroom 3 8' 7" x 8' 11" (2.62m x 2.73m)

A single sized bedroom to the front of the property. Comes with fully fitted wardrobes. Decorated in neutral colours 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 7' 10" (1.84m x 2.4m)

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 fully tiled walls and flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



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		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.

