



Dorset Avenue, Farnworth, Bolton, BL4 9TL

£240,000

FOR SALE WITH NO ONWARD CHAIN! An extremely well presented 3 bedroom semi detached home with a double driveway, located on Dorset Avenue in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, a spacious lounge with a feature living flame gas fire and surround, a modern fully fitted kitchen with an integrated gas hob, grill, oven and a chrome extractor hood, a utility room, a downstairs W/C, a dining room with space with a large dining table and chairs with bi-folding doors fitted to the rear aspect, and a large rear garden with a patio area and an artificial lawn. To the upper floor you will find 3 double sized bedrooms, a modern Family bathroom with a 3 piece suite in white, including a basin, corner bath tub and a shower cabinet, and a separate toilet adjacent to the bathroom. Comes with double glazed windows and doors throughout. Warmed by gas central heating via an almost brand new combi boiler. Leasehold property with 943 years left on the lease. Ground rent is 15 pounds per annum. The EPC is ordered and will be live on the advert soon.



ACCOMMODATION

Lounge 16' 11" x 11' 0" (5.16m x 3.35m)

A spacious lounge with a feature living flame gas fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a grey coloured carpet. Warmed by a gas central heated radiator.

Dining Room 8' 10" x 11' 5" (2.70m x 3.47m)

A dining room to the rear of the property, with space for a large dining table and chairs. Decorated in lilac with a mid oak laminate floor. Fitted with double glazed bi-folding doors to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 12' 0" x 8' 3" (3.67m x 2.52m)

A modern fully fitted kitchen in cream with contrasting work tops. Comes with an integrated gas hob, grill, oven and a chrome extractor hood. Plumbed in for a washing machine. Fitted with double glazed windows to the rear aspect.

Utility Room 9' 3" x 3' 7" (2.82m x 1.09m)

A utility room adjacent to the kitchen.

Downstairs W.C 4' 1" x 9' 0" (1.24m x 2.75m)

A useful downstairs W.C, with a basin and a toilet in white.

Rear Garden

A large rear garden with an elevated patio area and an artificial grass lawn to the lower level.

Family Bathroom 12' 7" x 10' 10" (3.84m x 3.3m)

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

Bedroom 2 8' 0" x 12' 0" (2.43m x 3.65m)

A second double sized bedroom to the rear of the property. Decorated in pale green with a mid oak wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 12' 4" x 7' 7" (3.77m x 2.3m)

A third double sized bedroom to the front of the property. Decorated in neutral colours 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.

Family Bathroom 7' 5" x 8' 0" (2.27m x 2.43m)

A modern Family bathroom with a 3 piece suite in white, including a basin, corner bath tub and a shower cabinet. Deocrated in white, with a grey tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



