



**Ashworth Street, Farnworth, Bolton, BL4 7BX**

**Monthly Rental Of £495**

A well presented 2 bedroom Mid Terraced home, located on a quiet side street, facing a church in Ashworth St, Farnworth. Offering easy access to local schools and the centre of Farnworth, briefly comprises of the following, an entrance vestibule, a spacious lounge with a feature living flame gas fire, a large modern fully fitted kitchen, a utility room and an enclosed rear yard. To the upper floor, you will find a modern 4 piece bathroom including a basin, toilet, bath tub and a walk in shower cabinet, a large double sized master bedroom, including fitted wardrobes and one single bedroom. Comes with double glazed windows and is gas central heated via a combi boiler. Sorry, no dss, smokers or pets allowed.



## ACCOMMODATION

### **Entrance Vestibule** 3' 6" x 3' 1" (1.06m x 0.95m)

An enclosed entrance vestibule to the front of the property.

### **Lounge** 13' 9" x 15' 3" (4.18m x 4.64m)

A spacious lounge with a feature living flame gas fire and surround. Plenty of space for modern furniture to fit easily. Fitted with a double glazed window to the front aspect and warmed by a gas central heated radiator.

### **Kitchen** 14' 7" x 14' 3" (4.44m x 4.35m)

A modern fully fitted kitchen, including an integrated hob, oven, extractor hood and fridge/freezer. Fitted with a double glazed window to the rear aspect and warmed by a gas central heated radiator.

### **Utility Room** 8' 2" x 4' 7" (2.5m x 1.4m)

A useful utility room to the rear, plumbed in for a washing machine.

### **Upper Floor Landing** 15' 8" x 4' 9" (4.78m x 1.46m)

The upper floor landing area and stairwell.

### **Bathroom** 10' 11" x 7' 7" (3.34m x 2.32m)

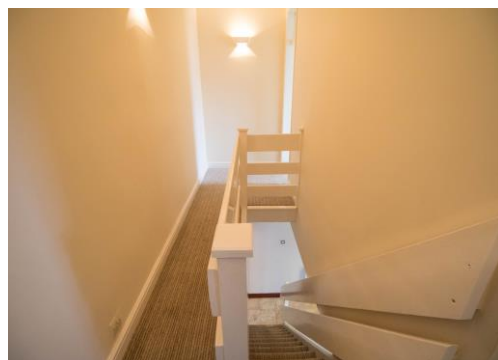
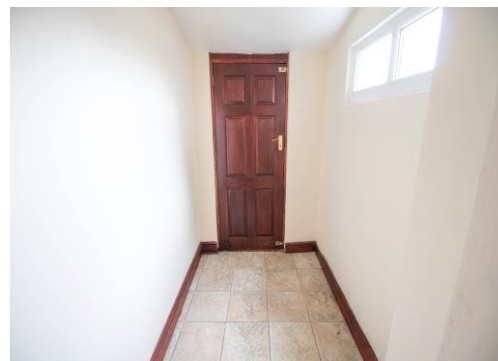
A modern fully fitted 4 piece bathroom with a basin, toilet, corner bath and a walk in shower cabinet. Fitted with a double glazed window to the rear aspect and warmed by a gas central heated radiator.

### **Master Bedroom** 12' 0" x 13' 10" (3.65m x 4.21m)

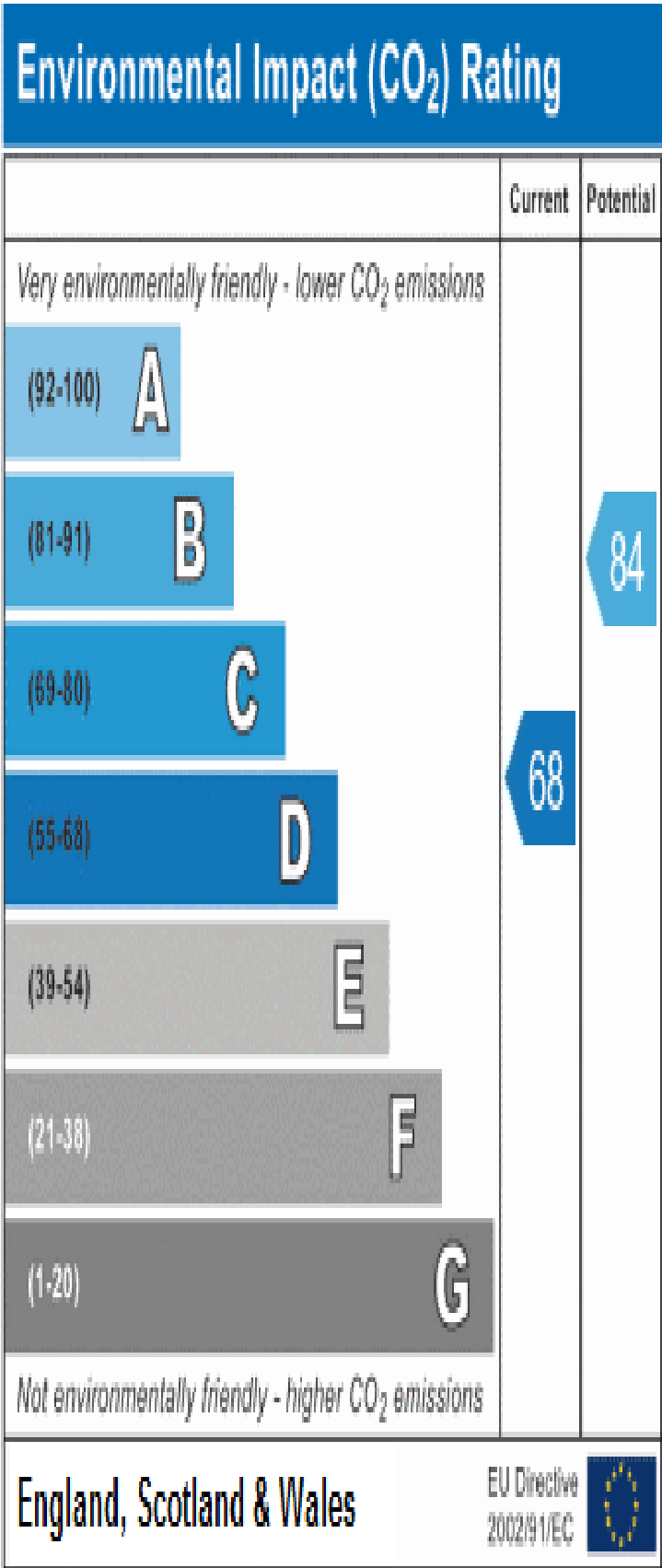
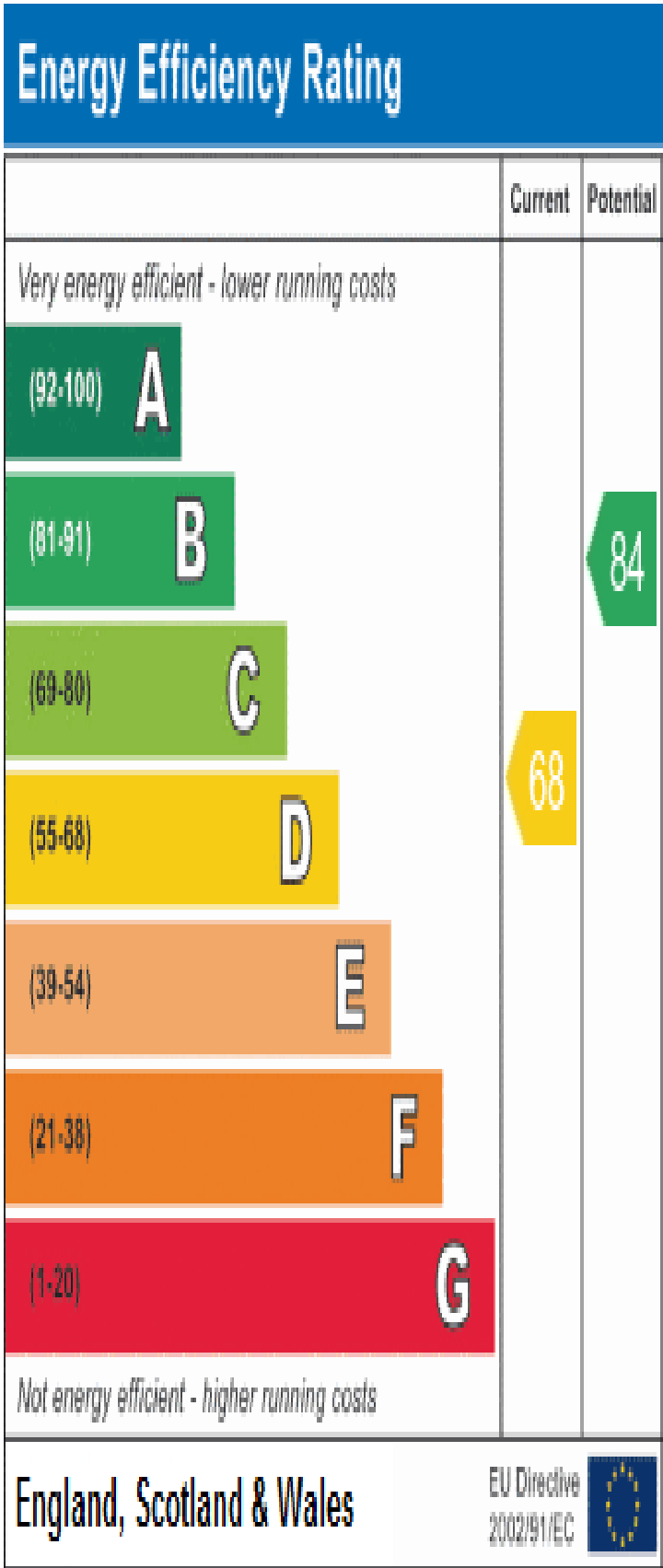
A spacious double sized bedroom to the front of the property, decorated in neutral colours with a beige carpet. Comes with fully fitted wardrobes to one wall. A double glazed window is fitted to the front aspect and warmed by a gas central heated radiator.

### **Bedroom 2** 11' 5" x 7' 7" (3.47m x 2.3m)

A single bedroom to the rear of the property, decorated in neutral colours with a beige coloured carpet. Fitted with a double glazed window to the rear aspect and warmed by a gas central heated radiator.







Reference:  
Ashworth\_St\_Rental

