



**Rydal Grove, Farnworth, Bolton, BL4 0QN**

**Offers in Excess of £165,000**

An extremely well presented 3 bedroom mid terraced home, with a block paved double driveway to the front, located in a quiet cul-de-sac location at Rydal Grove in the Highfield area of Farnworth in Bolton. Immaculate presentation throughout, briefly comprises of the following, an entrance hallway, a spacious lounge, an open plan dining area, a modern fully fitted kitchen with an integrated gas hob, oven, fridge freezer and a chrome extractor hood, a spacious garden with a seating area, patio, grass lawn and a large storage shed. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (one bedroom comes with fully fitted wardrobes), plus a 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 modern combi boiler. Within easy reach of a number of local schools, including St James High School, Bolton Hospital and the M60 and M61 motorway junctions. FREEHOLD PROPERTY. EPC is ordered and will be live on the advert soon.



## ACCOMMODATION

### Entrance Hallway 7' 9" x 5' 7" (2.36m x 1.71m)

The entrance hallway to the front of the property. Decorated in neutral colours with a grey tiled floor. Fitted with a composite, double glazed entrance door to the front aspect. Warmed by a gas central heated radiator.

### Lounge 12' 6" x 9' 8" (3.81m x 2.94m)

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

### Dining area 10' 2" x 9' 1" (3.1m x 2.76m)

An open plan dining area to the rear of the property. Decorated in neutral colours with a modern wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### Kitchen 9' 6" x 7' 5" (2.9m x 2.26m)

A modern fully fitted kitchen in light grey with an integrated gas hob, oven, fridge freezer and a chrome extractor hood. Decorated in neutral colours with a grey tiled floor. Fitted with a double glazed entrance door and window to the rear aspect.

### Rear Garden

A spacious rear garden with a seating area, patio, grass lawn and a large storage shed.

### Family bathroom 5' 9" x 9' 8" (1.76m x 2.95m)

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. Fully tiled walls with a wooden floor. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated chrome towel holder.

### Master bedroom 12' 7" x 11' 4" (3.84m x 3.45m)

A double sized Master bedroom to the front of the property. Decorated in 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.

### Bedroom 2 9' 7" x 9' 6" (2.92m x 2.9m)

A second double sized bedroom to the rear of the property. Decorated with a grey patterned wallpaper and a grey coloured carpet. Comes with fitted wardrobes to the right hand wall. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### Bedroom 3 8' 9" x 8' 0" (2.67m x 2.44m)

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





