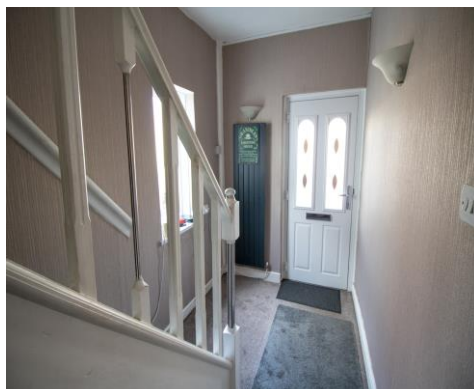




Crescent Avenue, Farnworth, Bolton, BL4 9NH

Offers in the Region Of £199,950

An extremely well presented 3 bedroom semi detached home with a gated, block paved double driveway to the front, located on Crescent Avenue in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby and hallway, a spacious lounge with a feature living flame gas fire and surround, a stunning modern kitchen in grey with an integrated electric hob, oven and a chrome extractor hood, an open plan dining area, double glazed conservatory and a spacious low maintenance garden with an elevated patio area. To the upper floor, you will find 2 double sized bedrooms and 1 single bedroom (includes fitted wardrobes to the rear double bedroom) plus a modern 4 piece family bathroom with a basin, toilet, bath tub and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Close by to the M60 and M61 motorway junctions and within the catchment area for St James High School. FREEHOLD property. The EPC is ordered and will be live on the advert soon.



ACCOMMODATION

Entrance Lobby and Hallway 13' 1" x 5' 11" (4.0m x 1.8m)

The entrance lobby and hallway to the front of the property. Decorated in neutral colours with a mid grey carpet. Fitted with a double glazed composite entrance door to the front aspect and a double glazed window to the side aspect. Warmed by a vertical wall hung gas central heated radiator.

Lounge 14' 2" x 13' 1" (4.32m x 4.0m)

A spacious lounge with a feature living flame gas fire and surround. Decorated in neutral colours with a mid grey carpet. Plenty of space for modern furniture to fit easily. A large double glazed window is fitted to the front aspect. Warmed by a vertical wall hung gas central heated radiator.

Kitchen 9' 6" x 12' 0" (2.9m x 3.66m)

A stunning, modern kitchen in grey with an integrated electric hob, oven and a chrome extractor hood. Plumbed in for a washing machine and space for a tall fridge freezer. Fitted with a double glazed window to the rear aspect.

Dining Room 10' 6" x 8' 1" (3.19m x 2.47m)

An open plan dining area with a pair of double glazed french doors to the rear aspect. Plenty of space for a large dining table and chairs. Decorated in grey colourways with a patterned feature wall and a mid grey carpet. Warmed by a vertical wall hung gas central heated radiator.

Conservatory 9' 5" x 7' 2" (2.88m x 2.19m)

A double glazed conservatory to the rear of the property. Warmed by a vertical wall hung gas central heated radiator.

Rear Garden 38' 1" x 29' 9" (11.62m x 9.08m)

A spacious low maintenance garden to the rear with an elevated patio area. Comes with decking and a garden shed.

Master bedroom 12' 0" x 12' 11" (3.65m x 3.94m)

A double sized master bedroom to the front of the property. Decorated in light grey with a patterned striped feature wall. Space for fitted or free standing wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 10' 10" x 12' 11" (3.3m x 3.93m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a patterned feature wall, with a mid oak wood laminate floor. Comes with fully fitted wardrobes. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 12' 0" x 7' 3" (3.65m x 2.21m)

A single sized bedroom to the front of the property. Decorated in light pink with a patterned feature wall and a mid oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 5' 11" x 7' 9" (1.81m x 2.37m)

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



