



**Westwood Close, Farnworth, Bolton, BL4 9EZ**

**Offers in the Region Of £179,950**

An extremely well presented 4 bedroom end terraced property, located in the Farnworth area of Bolton in Greater Manchester. Close by the shops and supermarkets and offers excellent transport links. The M60 and M61 motorway junctions are both with easy reach, and Farnworth has its own railway station with a direct rail link into Manchester City Centre and Manchester Airport. Briefly comprises of the following, a small front garden, an entrance hallway, a spacious lounge with a living flame gas fire and surround, a 2nd Reception room with french doors to the rear aspect, a modern fully fitted kitchen with a range style gas hob, grill and oven, with space for a large dining table and chairs, a downstairs W.C, plus a large, low maintenance rear garden. To the upper floor you will find 4 bedrooms, 3 double sized bedrooms and 1 single bedroom (fitted wardrobes to 3 bedrooms) and a modern Family bathroom with a 3 piece suite in white, including a vanity 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. Off road parking is available outside the property. FREEHOLD



## ACCOMMODATION

### **Entrance Hallway** 12' 2" x 10' 0" (3.72m x 3.05m)

The entrance hallway to the front of the property. Decorated in neutral colours with an oak wooden floor. Warmed by a gas central heated radiator.

### **Lounge** 14' 11" x 10' 3" (4.54m x 3.13m)

A spacious lounge with a feature living flame inset gas fire and surround. Decorated in neutral colours with a patterned feature wall and an oak wooden floor. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

### **Reception Room 2** 12' 0" x 8' 6" (3.67m x 2.58m)

A second reception room, currently utilised as a dining room. 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.

### **Kitchen** 18' 1" x 11' 1" (5.50m x 3.39m)

A spacious fully fitted kitchen with an arga style gas hob, grill and double oven. Plumbed in for a washing machine. There is space for a large dining table and chairs. Fitted with double glazed windows to the front and rear aspect. Warmed by a gas central heated radiator.

### **Downstairs WC** 3' 1" x 6' 0" (0.95m x 1.83m)

A useful downstairs W.C with a basin and a toilet.

### **Rear Garden**

A spacious rear low maintenance garden with patio areas and a decking area.

### **Master bedroom** 12' 3" x 10' 8" (3.74m x 3.24m)

A double sized master bedroom with modern fitted sliding 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 2** 12' 2" x 9' 6" (3.71m x 2.90m)

A second double sized bedroom with modern sliding wardrobe. 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** 18' 1" x 6' 6" (5.50m x 1.98m)

A third double sized bedroom set up to house 2 single beds, with modern sliding fitted wardrobes included. Decorated in neutral colours with a grey coloured carpet. Fitted with double glazed windows to the front and rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 4** 12' 2" x 5' 11" (3.70m x 1.80m)

A single sized bedroom. Decorated with a patterned wallpaper with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Family Bathroom** 5' 9" x 6' 8" (1.75m x 2.02m)

A modern Family bathroom with a 3 piece suite in white, including a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen. 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 D. 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		
55-68	D	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.

