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Independent Estate Agents

# Cardwells

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Incorporating: Wright Dickson & Catlow, WDC Estates

**GRANGE ROAD, FARNWORTH, BOLTON, BL4 0HG**



- 3 bedroom semi detached
- Potential to extend/develop (STPP)
- Superb family home
- Family friendly open plan lay out
- Set in a generous plot
- White bathroom, Seperate WC
- Gas Combi CH, UPVCDG, no chain
- Gated private driveway parking



**£140,000**

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A three bedroom semi detached family home set in a very generous plot which offers the potential to be extended to create an even bigger property (subject to all appropriate permissions and regulations). Situated in the heart of Farnworth the property is Ideally placed for easy access to the areas popular schools, the Royal Bolton hospital, the motorway network via the M61, shops and excellent leisure and recreational facilities. The accommodation is neutrally decorated throughout and briefly comprises: entrance hallway, fitted kitchen diner which opens into the dining room which in turn opens into the living room creating a wonderful open plan living/family friendly space on the ground floor, landing, three bedrooms and white bathroom suite with separate WC. The property is is set in a good size plot and offers an abundance of private off road driveway parking. The family home benefits from UPVC double glazing, has combination central heating and importantly is available with no further upward chain. As such, your early personal inspection is highly recommended by advance appointment with Cardwells Bolton on 01204 381281.

**Directions BL4 0HG**

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hallway** 11' 6" x 5' 9" (3.50m x 1.75m) UPVC double glazed window, UPVC double glazed entrance door, meter cupboard containing "trip switch" fuse box, under stairs storage off complete with UPVC double glazed window and wall mounted gas combination central heating boiler.

**Lounge** 11' 11" x 11' 0" (3.63m x 3.35m) UPVC double glazed bay style window, radiator, the lounge opens directly into the dining room, however there is a door into the lounge from the hallway and doors could be fitted to divide the reception areas if required.

**Dining Room** 9' 3" x 8' 3" (2.82m x 2.51m) UPVC double glazed window overlooking the rear garden, radiator, the dining room opens directly into the kitchen and the living room creating a wonderful Open Plan family friendly living space.

**Kitchen** 9' 3" x 8' 11" (2.82m x 2.72m) Fitted with a range of matching drawers, base and wall cabinets, stainless steel single bowl sink and drainer, oven/grill, four ring gas hob with extractor, ceramic wall and floor tiling, UPVC double glazed window to the rear, UPVC double glazed door off to the rear garden. The kitchen opens directly into the dining area and lounge with a door from the hallway.

**Landing** 7' 5" x 6' 2" (2.26m x 1.88m) UPVC double glazed window to the side elevation, loft access point.

**Bedroom One** 12' 0" x 9' 7" (3.65m x 2.92m) Bay window style UPVC double glazed window, radiator.

**Bedroom Two** 9' 3" x 9' 6" (2.82m x 2.89m) UPVC double glazed window to the rear elevation, radiator, built-in storage space.

**Bedroom Three** 7' 2" x 7' 2" (2.18m x 2.18m) UPVC double glazed window to the front elevation, radiator.

**Bathroom** 7' 2" x 5' 5" (2.18m x 1.65m) A modern white two piece bathroom suite comprising: pedestal wash hand basin and bath with shower over, ceramic wall tiling, extractor fan, UPVC double glazed window, radiator. There is a separate WC room with frosted glass UPVC double glazed window accessed off the landing.

**Gardens** The property is set in very generous size plot with garden areas to the front side and rear. The front garden is predominantly laid to lawn behind a mature hedgerow with mature trees to one side. The rear garden is of generous proportions with a patio area off the rear of the property and garden areas which are predominantly laid to lawn enclosed by fencing to the rear and sides.

**Parking** There is an abundance of private off-road driveway parking accessed via vehicle entrance gates. We are advised by our clients that's this was once a garage.

**Important Notes** There is superb potential for the property to be extended and it maybe potentially that the property would suit being extended to the side and / or rear. A number of properties locally have extended. This would of course be subject to all appropriate permissions and regulations, and we encourage interested parties to make their own enquiries with Bolton planning department.

**Price** £140,000



**Kitchen**



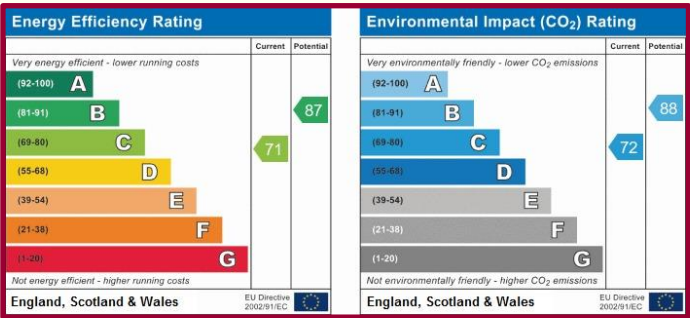
**Bathroom**



**Rear Garden**



**Rear Elevation**



**Please note: all viewings are by appointment only through our BOLTON Office**