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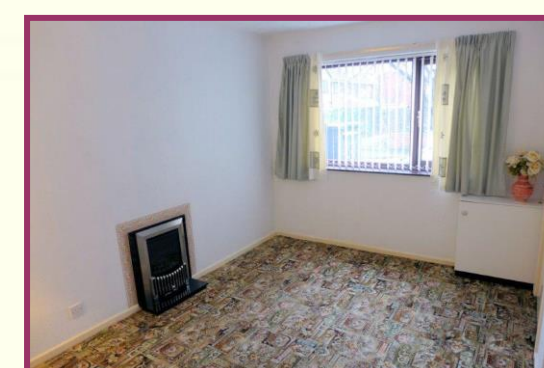
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Incorporating: Wright Dickson & Catlow, WDC Estates

KILSBY CLOSE, FARNWORTH, BOLTON, BL4 7TJ



- Lovely 1 bed terrace
- NO UPWARD CHAIN
- Very well presented
- Good corner plot position
- Cul-de-sac location
- Popular & convenient location
- UPVCDG, GC heating
- Viewing recommended!



Offers Over £60,000

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A lovely one bedroom end of terrace property, on a great corner plot, with NO UPWARD CHAIN! Cardwells are pleased to offer for sale this well presented one bedroom property, which is situated within a popular and convenient location, close to Bolton and Farnworth centres. The area is well served with public transport links, including Moses Gate Train Station. Internally the house is well presented and viewing is recommended! The accommodation briefly comprises: Entrance hall, lounge and a modern kitchen. On the first floor, you will find the double bedroom and the bathroom, which has a modern white suite. Outside there is a delightful garden, which is mainly laid to lawn with floral and plant displays. The property also benefits from gas central heating and UPVC double glazing.

Directions BL4 7TJ

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall 4' 11" x 4' 2" (1.50m x 1.27m) UPVC double glazed front door, radiator, staircase to landing.

Lounge 13' 9" x 5' 2" (4.19m x 1.57m) UPVC double glazed window (front aspect) feature gas fire.

Kitchen 11' 8" x 10' 7" (3.55m x 3.22m) UPVC double glazed window (side aspect) fitted modern wall & base units with complimentary work surfaces and tiled splash backs, built in oven & grill, inset 4 ring electric hob, stainless steel extractor hood above, inset single bowl single drainer stainless steel sink unit with mixer tap, space for automatic washing machine and a fridge, built in under stairs storage cupboard, radiator, tiled flooring.

Landing 5' 6" x 5' 9" (1.68m x 1.75m) Built in storage cupboard access to the loft.

Bedroom 10' 10" x 10' 7" (3.30m x 3.22m) UPVC double glazed window (front aspect) built in storage cupboard/wardrobes, radiator.

Bathroom 7' 9" x 6' 1" (2.36m x 1.85m) UPVC frosted double glazed window (side aspect) 3 piece white suite comprising, panel enclosed bath, low level w/c, wash basin, part tiling to the walls, tiled floor, chrome plated towel rail.

Outside There is a delightful garden which is mainly laid to lawn, with floral and plant borders.

Price Offers Over £60,000

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