



PLODDER LANE, FARNWORTH, BOLTON

SSTC

OIRO £169,950 Leasehold

An attractive and deceptively spacious 2 bedroom end terraced house, offered for sale.

- 2 BEDROOMS
- 2 RECEPTION ROOMS
- CONVENIENT FOR MOTORWAY ACCESS, LOCAL SCHOOLS & ROYAL BOLTON HOSPITAL

TERMINAL OFFICE

An attractive and deceptively spacious 2 bedroom end terraced house, offered to the sales market. The property has been very well maintained, and would make the perfect opportunity for those looking for a good sized family home.

The property is very well presented throughout, and briefly comprises of the following; Entrance hall, dining room. Through the dining room, there is access to the living room, with an extended kitchen to the rear of the property.

Upstairs, you will find 2 good sized bedrooms, plus a modern family bathroom and separate WC. There is an enclosed lawned rear garden with a detached garage with an up and over door leading out onto Harper Green Road offering secure off road parking. There is also access via double gates to the side of the property.

Located on Plodder lane in Farnworth, it is well situated for schools, local amenities and places of worship, and with access to the motorway network, including easy access links to Manchester & Bolton town centres.

Council Tax Band: A (Bolton Council)
Tenure: Leasehold (999 years)
Ground Rent: £2.25 per year

Hall

Laminate floor, Radiator. Stairs to first floor.

Lounge

w: 3.61m x l: 3.73m (w: 11' 10" x l: 12' 3")

Laminate flooring, ceiling light, double doors to dining room. Radiator, feature gas fire. Double glazed bay window to the front of the property.

Dining Room

w: 3.84m x l: 4.66m (w: 12' 7" x l: 15' 3")

Laminate flooring, radiator, double glazed bay window to rear of the property, understairs storage.

Kitchen

w: 2.72m x l: 2.88m (w: 8' 11" x l: 9' 5")

Comprising: matching wall and base units, work surfaces, tiled splashback. Freestanding 4 ring electric hob and double oven, plumbed for washing machine, tiled flooring, ceiling light. Double glazed window and door to the rear.

Landing

Access to bedrooms, bathroom and WC.

Bedroom 1

w: 4.35m x l: 3.72m (w: 14' 3" x l: 12' 2")

Double room. Fitted wardrobes covering x 1 wall. Carpeted flooring, ceiling light, radiator. Double glazed window to to the front.

Bedroom 2

w: 2.76m x l: 3.16m (w: 9' 1" x l: 10' 4")

Double room. Carpeted flooring, fitted wardrobes, ceiling light, radiator. Double glazed window to to the rear.

Bathroom

w: 3.1m x l: 1.38m (w: 10' 2" x l: 4' 6")

Comprising: newly fitted wet room, with walk in shower

WC

Separate WC, with double glazed window to the side.

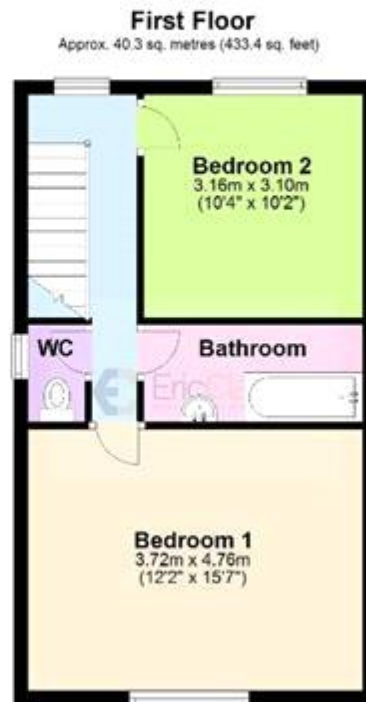
Garden

With gated and enclosed gardens to the front and rear. There is access to the side of the house, and a further lawned garden to the rear. Detached garage/workshop with up and over door to Harper Green road offering off road parking.




PLODDER LANE, FARNWORTH, BOLTON

OIRO £169,950 Leasehold



Total area: approx. 99.2 sq. metres (1067.8 sq. feet)
68 Plodder Lane, Farnworth, Bolton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			81
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.