



**13 Wildman Lane
Farnworth, Bolton, BL4 0NY**

EASY CONVERSION TO THREE BEDROOMS* *NO CHAIN Park Lane Estate Agents are proud to offer For Sale this spacious two-bedroom quasi-semi on Wildman Lane, offering the easy possibility of conversion to a three-bedroom house. Requiring renovation throughout, this house would be ideal for first-time buyers looking to put their own stamp on the property, or experienced investors. The property is perfectly positioned for access to a wide range of amenities including schools, shops, restaurants, transport links and Royal Bolton Hospital. The property is uPVC double-glazed throughout and warmed by gas central heating. Internal accommodation comprises an entrance porch, entrance hallway, lounge, dining room, kitchen, stairs to the first-floor landing, master bedroom, second bedroom and family bathroom. Externally to the front, the property boasts a well-presented front garden with the opportunity for off-road parking. To the rear of the property is a large rear garden which is mostly lawned and provides side access to the front. This property must be viewed to be appreciated, contact us now to arrange your viewing!

Offers In The Region Of £159,999

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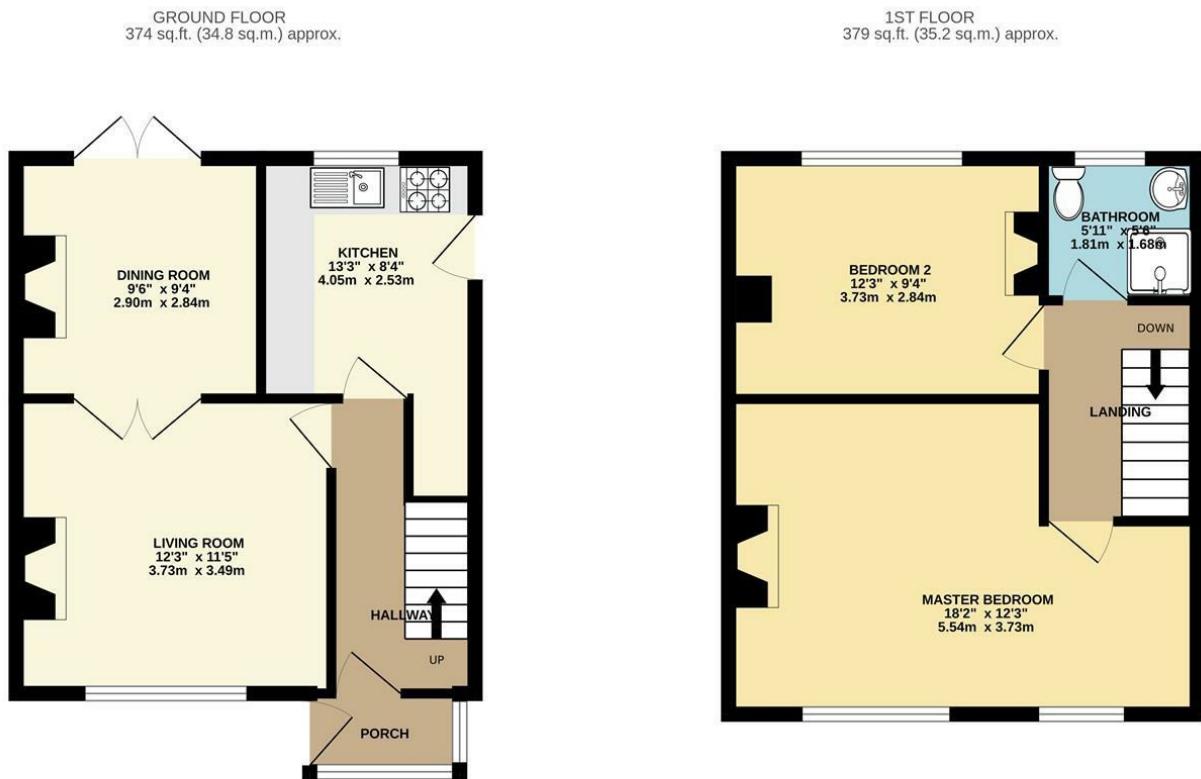
- EASY CONVERSION TO THREE-BEDROOM
- LARGE REAR GARDEN
- NO CHAIN
- RENOVATION REQUIRED THROUGHOUT
- POSSIBILITY FOR OFF ROAD PARKING
- CONTACT US NOW TO ARRANGE YOUR VIEWING



Directions



Floor Plan



TWO-BEDROOM QUASI-SEMI

TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	