



Flawith Drive, Fagley,

£255,000

* EXTENDED SEMI DETACHED * SIX BEDROOMS * THREE RECEPTION ROOMS * MODERN KITCHEN *
 * TWO BATH/SHOWER ROOMS * GARDENS TO THREE SIDES * FANTASTIC FAMILY HOME *

A unique opportunity for the growing/extended family to purchase this six bedroomed semi detached house.

Overlooking park land and benefits from gas central heating, upvc double glazing and alarm system.

The spacious accommodation briefly comprises reception hall, cloakroom/wc, three reception rooms (lounge plus two sitting rooms) and a modern fitted kitchen, to the first floor there are six bedrooms, bathroom and separate shower room.

To the outside there are gardens to three sides and parking.



Reception Hall
With radiator.

Cloakroom/WC
With low suite wc, wash basin.

Lounge
15'5" x 11'9" (4.70m x 3.58m)
With radiator.

Kitchen
17'3" x 9'2" (5.26m x 2.79m)
Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, radiator, store cupboard.

Sitting Room
19'2" x 19'7" (5.84m x 5.97m)
With two radiators.

Sitting Room Two
10'8" x 10'8" (3.25m x 3.25m)
With radiator.

First Floor Landing
With radiator.

Bedroom One
19'2" x 7'8" (5.84m x 2.34m)
With radiator.

Bedroom Two
9'5" x 8'1" (2.87m x 2.46m)
With radiator.

Bedroom Three
8'6" x 10'8" (2.59m x 3.25m)
With radiator.

Bedroom Four
11'4" x 11'10" (3.45m x 3.61m)
With radiator.

Bedroom Five
8'7" x 9'5" (2.62m x 2.87m)
With radiator and store cupboard.

Bedroom Six
7'8" x 9'5" (2.34m x 2.87m)
With radiator.

Bathroom
Three piece white suite.

Shower Room
Three piece white suite.

Exterior
To the outside there are gardens to three sides.

Directions
From our office in Idle village take the left onto Idlecroft Rd, at the end take the right onto Bradford Rd, go through the Morrisons roundabout, at Five Lane Ends roundabout take the second exit onto Idle Road, at Bolton Junction turn left onto Bolton Rd/A6176, turn right onto Moorside Rd, at the roundabout take the 1st exit onto Fagley Rd, left onto Falsgrave Ave, right onto Flawith Dr and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
B



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			Very environmentally friendly - lower CO₂ 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 CO₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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