

REDMAN CASEY ESTATE AGENTS

2 Lark Hill, Farnworth, Bolton, Greater Manchester, BL4 9LH



£425 PCM

- 2 Generous Bedrooms
- Fitted Dining Kitchen
- Gas Central Heating
- Part uPVC Double Glazing
- Available Now
- Rear Courtyard

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Porch

Door to:

Lounge 13'11" x 14'6" (4.23 x 4.42)

UPVC double glazed leaded window to front, coal effect gas fire with brick built surround, double radiator, door to:

Kitchen 13'11" x 10'6" (4.23 x 3.2)

Fitted with a matching range of modern cream base and eye level units with contrasting worktop space over, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for, vent for tumble dryer, space for fridge/freezer, gas point with extractor hood over, window to rear, built-in under-stairs storage cupboard, double radiator, stairs to first floor landing, two doors.

Bedroom 1 13'11" x 12'1" (4.23 x 3.69)

UPVC double glazed leaded window to front, two built-in double wardrobes with hanging rails, shelving and drawers, Storage cupboard, double radiator, three double doors, door to:

Bedroom 2 6'3" x 12'11" (1.91 x 3.93)

Window to rear, built-in double wardrobe(s) with hanging rails and shelving, built-in boiler cupboard, housing wall mounted combination boiler serving heating system and domestic hot water, radiator, double door, door to:

Shower Room

Fitted with three piece suite comprising double shower enclosure with electric shower over, pedestal wash hand basin and low-level WC, uPVC frosted double glazed window to rear, radiator, door to:

Landing

Outside

Front, enclosed by dwarf brick wall front and sides, paved hard standing, gated access. Enclosed by brick wall to rear and sides, wooden rear gated access, paved hard standing.

Front

Front, enclosed by dwarf brick wall front and sides, paved hard standing, gated access.

Rear

Enclosed by brick wall to rear and sides, wooden rear gated access, paved hard standing.





