

8 Lichfield Close, Farnworth, Bolton, BL4 0NH



## Offers Over £195,000

Three bedroom semi detached property in a fantastic and popular residential location. Close to local shops, schools and all local amenities. Sold with vacant possession and no onward chain this spacious property benefits from off road parking, garage, gardens to front and rear with room to extend with to correct permissions and planning in place, gas central heating and double glazing viewing is recommended to appreciate all that is on offer.

- Semi Detached
- Gardens Front And Rear
- Garage
- No Onward Chain
- Council Tax Band C
- Three Bedroom
- Off Road Parking
- Sold With Vacant Possession
- Awaiting EPC



Three bedroom semi detached property situated in a very popular residential location, close to local shops, schools, and all local amenities. The property benefits from double glazing, gas central heating, gardens to front and rear, off road parking and garage, and close proximity to Bolton General Hospital. The property comprises:- Entrance hall, lounge, dining area, kitchen, detached garage. To the first floor there are three bedrooms two of which are double and a family bathroom. To the outside there is a front garden with a driveway leading to garage and a rear enclosed garden. The property would lend itself to an extension with the correct permissions and planning in place. This property is sold with no chain and vacant possession viewings are highly recommended to appreciate all that is on offer.

### Hallway

UPVC frosted double glazed window to front, radiator, stairs, door to Storage cupboard.

### Lounge 13'7" x 11'1" (4.14m x 3.37m)

UPVC double glazed bow window to front, fireplace, double radiator, open plan to:

### Dining Area 10'0" x 8'10" (3.04m x 2.70m)

Window to rear with coal effect gas fire with uPVC double glazed window to rear, radiator:

### Kitchen 9'4" x 7'7" (2.84m x 2.32m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed frosted entrance door to rear, door to:

### Bedroom 1 13'2" x 10'1" (4.02m x 3.07m)

UPVC double glazed window to front, Storage cupboard, built-in wardrobe(s) with hanging rail, shelving and drawers, double radiator, two double doors.

### Bedroom 2 9'11" x 10'1" (3.02m x 3.07m)

UPVC double glazed window to rear, double radiator, door to Storage cupboard.

### Bedroom 3 10'2" x 6'5" (3.11m x 1.95m)

UPVC double glazed window to front, radiator,

### Bathroom

Three piece coloured suite comprising deep panelled bath, pedestal wash hand basin with electric shower over and low-level WC, half height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.



## Landing

## Garage

Metal up and over door.

## Outside Front

Open plan garden laid to lawn with mature planting driveway leading to garage and rear of property.

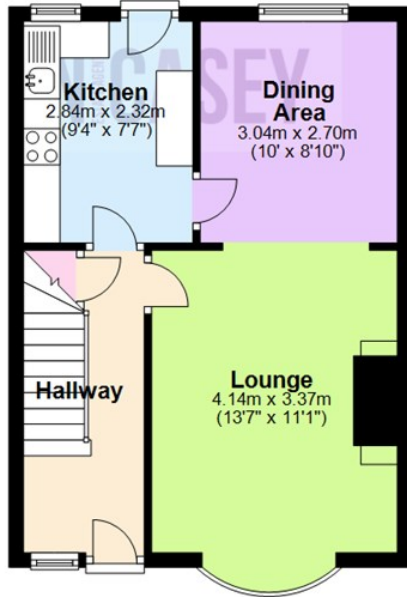
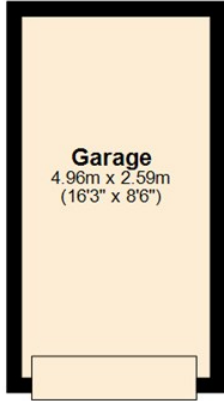
## Outside Rear

Enclosed rear garden with mature planting patio seating area laid to lawn.



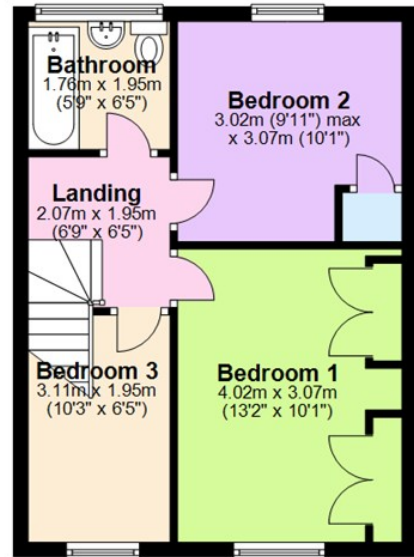
### Ground Floor

Approx. 49.9 sq. metres (537.3 sq. feet)



### First Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



Total area: approx. 86.5 sq. metres (930.6 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

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

