

258 Highfield Road, Farnworth, Bolton, BL4 0NR



Offers Around £175,000

Three bedroom terraced property located in a very popular residential location. Close to local primary and secondary schools, local shops, local amenities and good transport links. This spacious home benefits from double glazing, gas central heating, gardens front and rear and outside storage. Will be sold with vacant possession and no onward chain, viewing is highly recommended to appreciate all that this home has to offer.

- Three Bedroom
- Gardens Front And Rear
- Gas Central Heating
- No Chain
- Council Tax Band A
- Terraced
- Double Glazed
- Sold With Vacant Possession
- EPC Rating C



Three bedroom spacious terraced property for sale with vacant possession and no onward chain. This property is situated in a very popular residential location. Close to local primary, and secondary schools, local shops, local amenities and good transport links. The property comprises:- Hallway, lounge, dining room, kitchen. To the first floor there are three bedrooms family bathroom and WC. Benefiting from gardens front and rear with brick built storage in the rear garden and patio seating area, gas central heating and double glazing. Viewing is highly recommended to appreciate the location and all this property has to offer.

Entrance Hall

Double radiator, stairs, uPVC double glazed frosted entrance door to front,:

Lounge 12'6" x 10'9" (3.80m x 3.27m)

UPVC double glazed window to front, coal effect electric fire fireplace set in surround, radiator.

Kitchen 9'4" x 7'6" (2.84m x 2.29m)

Fitted with a matching range of base and eye level units with drawers, cornice trims and round edged worktops, polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, 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, radiator, uPVC double glazed frosted entrance door to rear,

Dining Room 9'4" x 9'0" (2.84m x 2.74m)

UPVC double glazed window to rear, wall mounted log effect electric fire, radiator.

Bedroom 1 12'6" x 10'9" (3.80m x 3.27m)

UPVC double glazed window to front, radiator,

Bedroom 2 9'4" x 8'0" (2.84m x 2.44m)

UPVC double glazed window to rear, radiator.

Bedroom 3 8'5" x 6'3" (2.57m x 1.90m)

UPVC double glazed window to front, radiator.

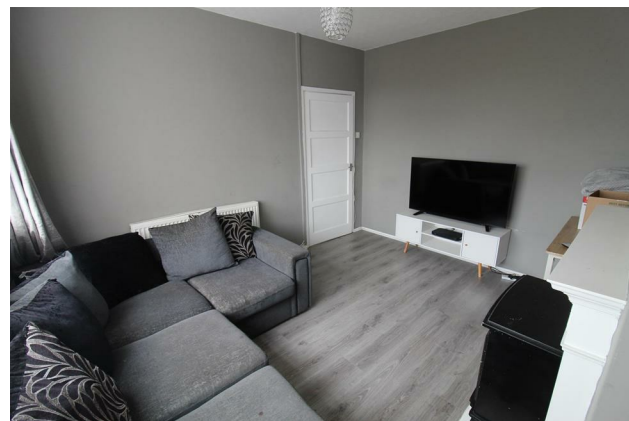
Landing

Bathroom

Two piece suite comprising vanity wash hand basin with storage under and extensive ceramic and tiling and shower cubicle with electric shower and glass screen, uPVC frosted double glazed window to rear, radiator.

WC

UPVC frosted double glazed window to rear, fitted with low-level WC, tiled splashback.

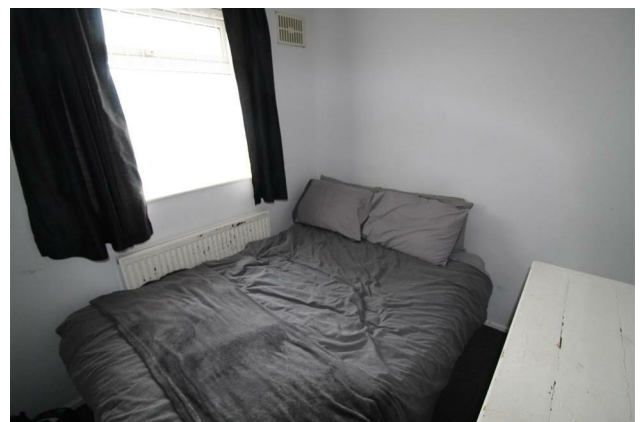
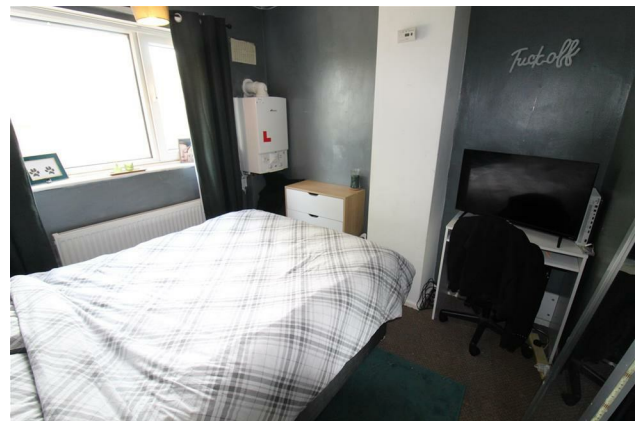


Outside Front

Enclosed garden with mature planting.

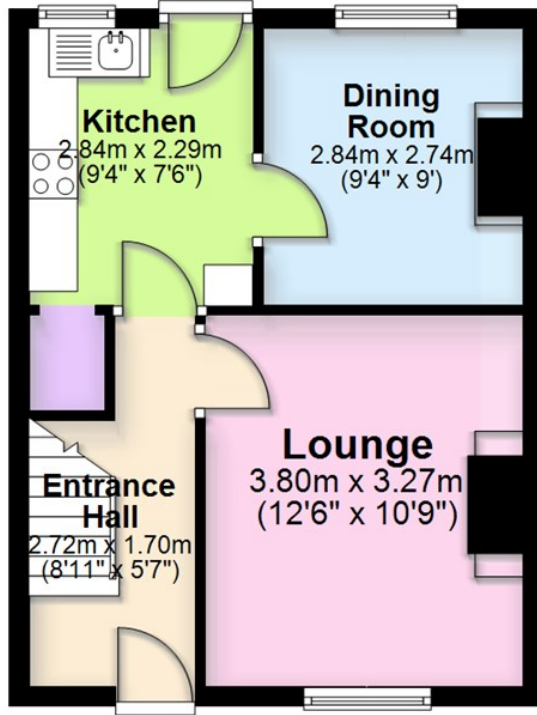
Outside Rear

Enclosed rear garden area with mature flower beds and patio seating area, brick built storage shed.



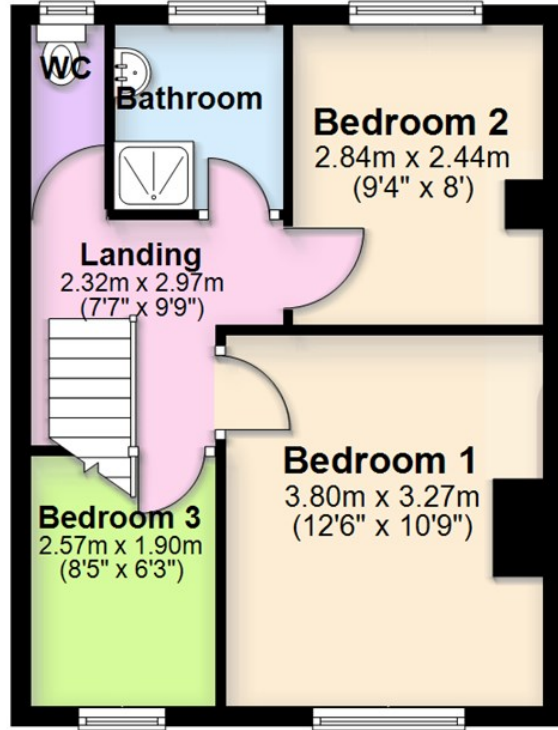
Ground Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



First Floor

Approx. 36.2 sq. metres (390.2 sq. feet)



Total area: approx. 70.6 sq. metres (760.4 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) 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		
	73	87
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) 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 	

