



BRINDLEY CLOSE, FARNWORTH, BOLTON, BL4

OIRO £245,000 Leasehold

THREE BEDROOM DETACHED FAMILY HOME, NOT OVERLOOKED TO THE REAR IN A POPULAR LOCATION

- ***NO UPWARD CHAIN***
- DETACHED
- DRIVEWAY PARKING
- NOT OVERLOOKED TO THE REAR
- THREE BEDROOMS
- VERY POPULAR

THREE BEDROOM DETACHED FAMILY HOME, NOT OVERLOOKED TO THE REAR IN A POPULAR LOCATION

Eric Clarke are delighted to welcome to market this three bedroom detached family home located on the ever popular Brindley Close, Farnworth.

The property offers fantastic living space, three bedrooms and a good sized rear garden perfect for any growing family.

Close to all amenities, including shops and schools as well as Bolton Royal Hospital.

In brief the property comprises of entrance into; porch, hallway, lounge, dining room and 3rd reception room, kitchen, downstairs WC, on the 1st floor three bedrooms, ensuite and family bathroom.

externally there are front and rear gardens. Front garden comprising of laid to lawn with block paved driving providing parking for two vehicles, gate to side for access, security lighting to the front. Rear garden comprising of patio, an area laid to lawn with fenced surround. Property not overlooked to the rear. The property benefits from gas central heating and double glazing throughout.

Council Tax Band: C (Bolton Council)
Tenure: Leasehold (962 years)
Parking options: Driveway
Garden details: Private Garden

Hall
w: 3.21m x l: 0.78m (w: 10' 6" x l: 2' 7")

WC
w: 0.8m x l: 1.45m (w: 2' 7" x l: 4' 9")

Lounge
w: 4.84m x l: 3.59m (w: 15' 11" x l: 11' 9")

Dining Room
w: 3.51m x l: 2.3m (w: 11' 6" x l: 7' 7")

Kitchen
w: 3.42m x l: 2.06m (w: 11' 3" x l: 6' 9")

Room 2
w: 2.26m x l: 4.83m (w: 7' 5" x l: 15' 10")

Landing
w: 3.17m x l: 1.69m (w: 10' 5" x l: 5' 7")

Bedroom 1
w: 2.72m x l: 3.54m (w: 8' 11" x l: 11' 7")

En-suite
w: 2.69m x l: 1.13m (w: 8' 10" x l: 3' 8")

Bedroom 2
w: 2.43m x l: 2.77m (w: 8' x l: 9' 1")

Bedroom 3
w: 1.72m x l: 2.63m (w: 5' 8" x l: 8' 8")

Bathroom
w: 1.96m x l: 1.69m (w: 6' 5" x l: 5' 7")



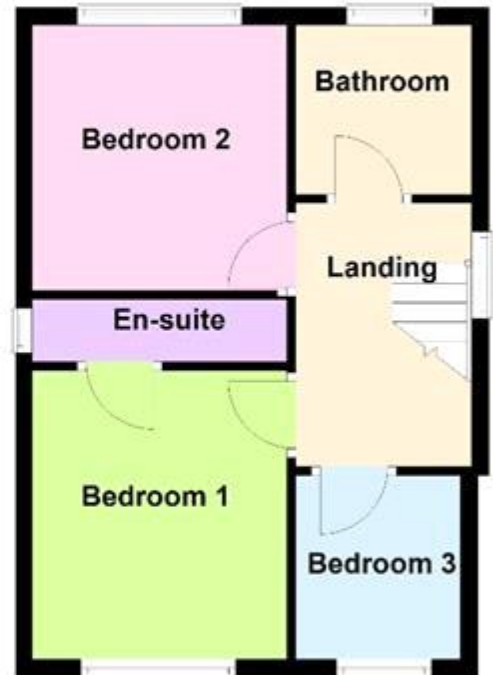
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.