



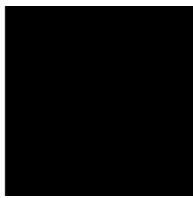
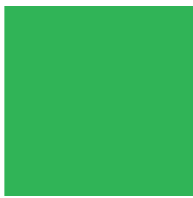
Kilsby Close, Farnworth, Bolton, Greater Manchester, BL4



61,999

REDUCED FOR A QUICK SALE!!!!

Entwistle Green are pleased to offer to the market this well presented mid terraced property. Accommodation briefly comprises of lounge through diner and fitted kitchen. To the first floor there are three bedrooms and a family bathroom. The property benefits from double glazing and is warmed by electric storage heaters. Externally the property has a garden area to the front with rear yard and driveway for parking.



Accommodation

3 Bedrooms

1 Reception

REAR

To the rear of the property is a paved patio area on three levels and driveway providing off road parking, security light, shed.

VESTIBULE

Door access to the front of the property, ceiling light point.

LOUNGE THROUGH DINER *8.1m x 3.2m*

Double glazed window to the front of the property, electric fire with wood effect feature surround, French style door access to the rear of the property, telephone and television points, laminate style flooring, electric storage heater, ceiling light point.

KITCHEN *2.7m x 2.1m*

Double glazed window to the rear of the property, wall and base units with complimentary work surfaces, single sink and drainer unit, integrated hob, laminate style flooring, splash back tiling, ceiling light point.

LANDING

Stairs leading to the first floor landing, airing cupboard, loft access, ceiling light point.

BEDROOM ONE *4.1m x 2.5m*

Double glazed window to the front of the property, fitted wardrobes, ceiling light point.

BEDROOM TWO *3.4m x 2.5m*

Double glazed window to the rear of the property, ceiling light point.

BEDROOM THREE *2.4m x 1.8m*

Double glazed window to the front of the property, ceiling light point.

BATHROOM

Double glazed window to the rear of the property, three piece suite comprising of low level Wc, pedestal wash hand basin and bath with shower over, tiled elevations, ceiling light point, fan heater.

FRONT

To the front of the property is a paved patio area with access to the front door, laid to lawn garden area with bedded borders and shrubs, wood fence surround.



Energy Performance Certificate