



## Farnborough Road

Bolton, BL1 7HJ

Offers around £285,000



Offered with no onward chain and situated in a highly convenient and desirable location in Sharples, this extended, semi-detached, three-bedroom property offers an excellent opportunity for a buyer looking to make their new home their own through modernisation. This style of property benefits from generous rooms and a subtle period character, and this plot in particular is highly private to the rear owing to its elevated position.

A brief summary of the property includes two versatile reception rooms, kitchen, hallway, downstairs WC, three good sized bedrooms that are well proportioned and ample for family life, a family bath/shower room, and an additional WC. Externally the property features a tandem driveway and detached garage, plus gardens to front and rear.



### The Living Space

The house welcomes you inside via its spacious hallway connecting the downstairs living space. To the left are the two versatile reception rooms which could either be used as two separate rooms, or one large open plan space. The room to the front includes a large bay window which creates a bright and airy feeling due to plenty of natural light, and through to the rear are patio doors which open onto the back garden, again pouring in plentiful natural light as well as affording a lovely green outlook onto the garden and nearby woodland. The rear room also features a fireplace with gas fire, giving a traditional, cosy touch.

Back into the hallway past the downstairs WC, and through to the kitchen, also positioned to the rear, which again affords a pleasant outlook over the garden and surrounding woodland... Much like other rooms in this property, the kitchen would benefit from modernisation, however it is clear that this property has been well looked after and a cherished home for many years by the current owners.

For those with the appetite for renovation, there is also a great opportunity here to knock through from the kitchen and into the rear reception room to create that sought-after open plan contemporary living.

### The Bedrooms & Bathroom

Upstairs are three bedrooms which are generously proportioned for family life, two of which are substantial doubles and the third a large single or small double. The family bath/shower room benefits from contemporary tiling to the walls, and benefits from a contemporary three-piece suite comprising walk-in corner shower, wash basin and WC. There is also an additional WC on the first floor which will inevitably come in handy for daily family life.

### The Outside Space

In addition to the front garden, tandem driveway and detached garage, the property benefits from a mature garden to the rear, featuring several patio areas, a central lawn and bordering shrubbery, all of which has a lovely scenic outlook which could be mistaken for the middle of the countryside!

### The Location

Farnborough Road is a well-connected yet quiet suburban spot in the ever-popular residential area of Sharples. Excellent schooling options are within walking distance, and there's a wide variety of amenities to choose from too...

A selection of large supermarkets are within a minute's drive, and there's plenty of cafes, pubs, bars and restaurants nearby. This location is also close to open countryside, just make your way up Blackburn or Belmont Road and you can enjoy country strolls and other outdoor pursuits.

If you require good transport links then the A666 is on your doorstep which leads straight to the national motorway network, and the train takes you directly into Manchester from both Bromley Cross, Hall'ith Wood, and Bolton stations.

### The Specifics

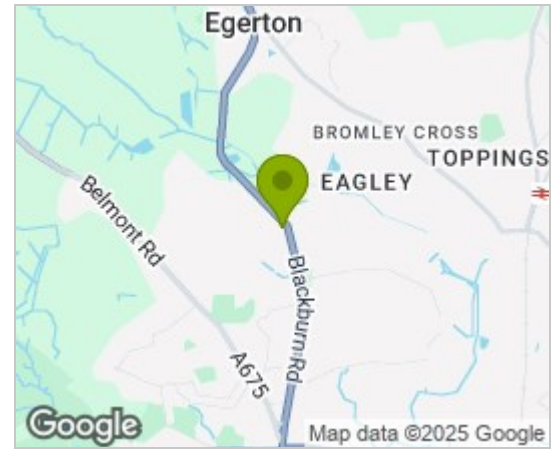
- The tax band is D.
- The tenure is leasehold with a ground rent of £5 per annum.
- The length of the leasehold tenure is 895 years from 1st June 1934, hence 805 years remain as of writing.
- The property has gas central heating.
- The loft is boarded.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

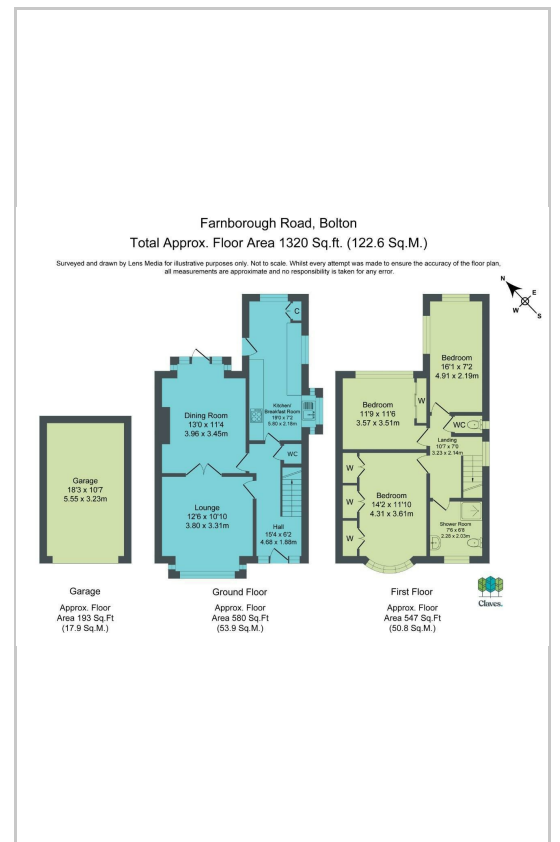


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### Area Map



### Floor Plans



### Energy Efficiency Graph

