



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Lark Hill, Farnworth, BL4 9SF

£260,000

A GORGEOUS FOUR BEDROOM TOWNHOUSE

Nestled in the desirable area of Lark Hill, Farnworth, Bolton, this beautifully presented four-bedroom townhouse offers a perfect blend of style and practicality. With its modern interiors and low-maintenance exteriors, this property is ideal for those seeking a home that is ready to move into without the hassle of extensive renovations.

Upon entering, you are greeted by a spacious open-plan living kitchen diner, which serves as the heart of the home. This inviting space is perfect for entertaining guests or enjoying family meals, providing a warm and welcoming atmosphere. The townhouse boasts four well-proportioned bedrooms, including a generously sized main bedroom complete with an ensuite bathroom, ensuring comfort and privacy for the occupants.

The property also features a gated off-road parking area, providing added security and convenience. This townhouse is particularly suited for professional couples or families, given its proximity to excellent local schools, a variety of amenities, and convenient commuter routes, making daily life more manageable.

In summary, this townhouse in Lark Hill is a fantastic opportunity for anyone looking for a stylish and practical home in a well-connected area. With its modern features and thoughtful design, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your new home.

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Lark Hill, Farnworth, BL4 9SF

£260,000

 4  2  1  B

- Exquisite Townhouse Property
 - Modern Fitted Kitchen
 - Off Road Parking
 - EPC Rating B
- Four Bedrooms
 - Open Plan Living
 - Tenure Leasehold
- Two Bathrooms
 - Immaculate Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Hall

14'10 x 6'2 (4.52m x 1.88m)
Composite double glazed frosted front door, central heating radiator, smoke detector, wood effect flooring, doors leading to kitchen, reception room, WC and stairs to first floor.

WC

6'2 x 2'8 (1.88m x 0.81m)
Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, extractor fan and tiled flooring.

Kitchen

14'3 x 9'10 (4.34m x 3.00m)
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite work surfaces, integrated oven with four ring gas hob and extractor hood, tiled splashback, inset stainless steel sink with mixer tap, space for fridge freezer, integrated washing machine, integrated dishwasher, spotlights, wood effect flooring and open to reception room.

Reception Room

16'5 x 14'4 (5.00m x 4.37m)
UPVC double glazed window, central heating radiator, spotlights, television point, wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed window, smoke detector, doors leading to three bedrooms, bathroom and stairs to second floor.

Bedroom Two

12'4 x 10'4 (3.76m x 3.15m)
UPVC double glazed window, central heating radiator and spotlights.

Bedroom Three

11'3 x 10'4 (3.43m x 3.15m)
UPVC double glazed window, central heating radiator and spotlights.

Bedroom Four

10'9 x 5'8 (3.28m x 1.73m)
UPVC double glazed window, central heating radiator and spotlights.

Bathroom

10'3 x 5'3 (3.12m x 1.60m)
Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, extractor fan, spotlights, partially tiled elevations and tiled flooring.

Second Floor

Landing

Door to bedroom one.

Bedroom One

22'9 x 12'6 (6.93m x 3.81m)
Two UPVC double glazed windows, two central heating radiators and door to en suite.

En Suite

8'4 x 3'9 (2.54m x 1.14m)
Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, corner direct feed rainfall shower with rinse head, extractor fan, spotlights, partially tiled elevations and tiled flooring.

External

Rear

Enclosed garden with artificial lawn, Indian stone paving, gravel chippings, bedding areas and off road parking.

Front

Slate chippings and gated path to front entrance.



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