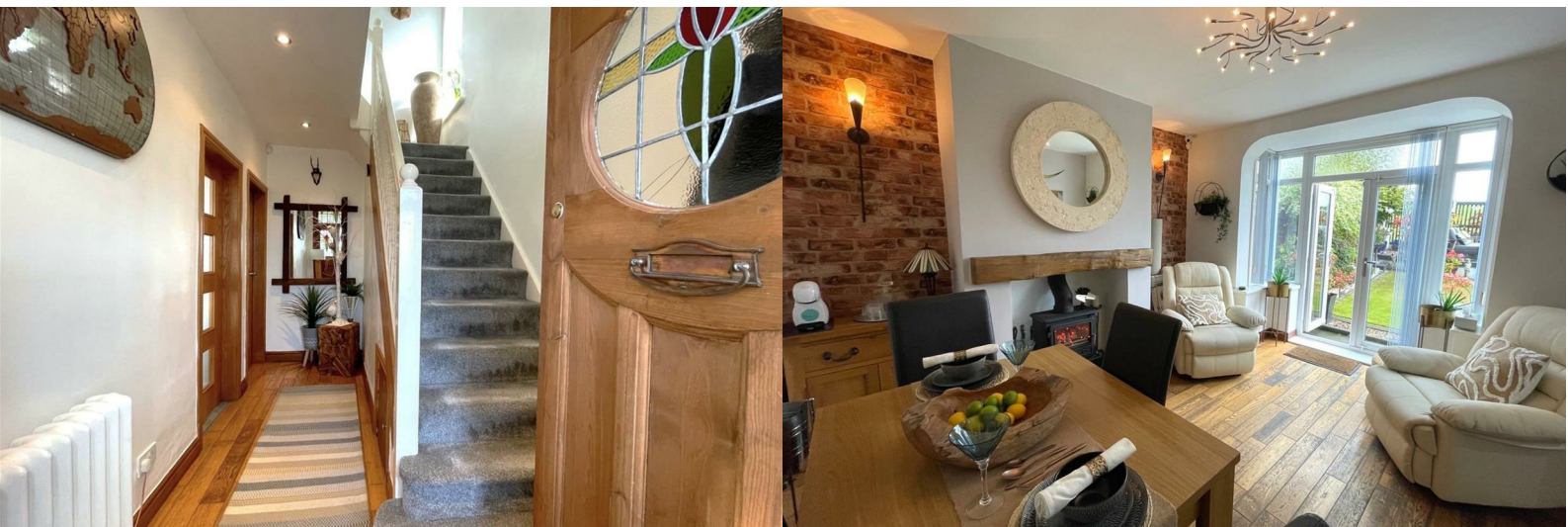




## 722 Plodder Lane

Farnworth, Bolton, BL4 0LN

**Offers over £294,000**



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## Accommodation Comprises

Entering through the uPVC double glazed double doors with opaque glass into the porch area.

### Porch

Tiled floor, centre ceiling light.

### Welcoming Entrance Hallway

13'6" x 6'11" (4.11m x 2.11m)

Beautiful original Oak door with circular stained glass window with stained glass window to side and above, original Oak wooden flooring, old school style radiator, under stairs storage cupboard, plug sockets, ceiling spotlights, stairs leading to first floor.

### Lounge with Bay Window

14'8" x 11'10" (4.47m x 3.61m)

uPVC double glazed bay window with fabulous outlook overlooking rolling fields to the front elevation, Adam style marble effect fire surround with back and hearth, gas fire, tv aerial point, carpet to floor, radiator, plug sockets, two wall lights, centre ceiling light.

### Reception Room Two

14'8" x 11'11" (4.47m x 3.63m)

Beautiful log burner with slated base and original oak beam mantle, oak wooden flooring, double radiator, plug sockets, centre ceiling light, two wall lights, uPVC double glazed french doors opening onto the beautiful rear garden.

### Fitted Kitchen

10'5" x 7'0" (3.18m x 2.13m)

Modern fitted kitchen (with underfloor heating). Fitted with a range of white wall and base units with complimentary high gloss work surfaces over, one and half bowl stainless steel sink with mixer tap and drainer, four ring gas hob with integrated oven and stainless steel chimney style extractor canopy over, fully tiled walls, built in microwave, under counter fridge, under counter freezer, plug sockets, pantry cupboard with uPVC double glazed window to side

elevation, door to side elevation. Tiling to floor, centre ceiling light, uPVC double glazed window to rear elevation overlooking the beautiful rear garden and fields.

### First Floor Landing

8'9" x 8'4" (2.67m x 2.54m)

Carpet to stairs and landing, white balustrade, uPVC double glazed window to side elevation, plug sockets, centre ceiling light, loft access.

### Bedroom One

12'8" x 10'7" (3.86m x 3.23m)

uPVC double glazed window to front elevation overlooking the beautiful open farmland and distant views. Built in wardrobes, carpet to floor, centre ceiling light fitting, radiator, plug sockets.

### Bedroom Two

12'7" x 10'9" (3.84m x 3.28m)

uPVC double glazed window to rear elevation with private aspect overlooking fields. Built in wardrobe (one of the wardrobes housing the combi boiler - 5 years old), wall mounted electric fire, radiator, carpet to floor, plug sockets, centre ceiling light.

### Bedroom Three

7'6" x 6'11" (2.29m x 2.11m)

uPVC double glazed window to front elevation with open aspect overlooking farmland and fields, laminate flooring, plug sockets, coving, centre ceiling light.

### Family Bathroom

8'8" x 8'3" (2.64m x 2.51m)

Stylish bathroom suite comprising bath with mixer tap, vanity sink with mixer tap and storage cupboard below, shower cubicle with combi shower and separate hand held attachment, low level w.c. flush. Wall mounted mirror and display design, laminate flooring, grey tall radiator and towel holder, partial tiling to walls, ceiling spotlights, two uPVC double glazed opaque windows to side elevation.

## External

Rear garden laid mainly to lawn with sleeper borders stocked with mature plants and shrubs. Decked patio/entertaining area, fenced panelled boundaries to the side and rear. Door access to the garage. Summer House/Shed.

Front garden laid mainly to lawn with borders stocked with plants and shrubs. Garden shed/summer house, walled garden and gated access.

Front/Side Block paved driveway allowing off road parking for approximately four/five vehicles.

## Detached Garage

Up and over door, power and light. Plumbed for washer/dryer.

## Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (902 years remaining) £4.00 per annum.

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

## Disclaimer

## All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



## Road Map



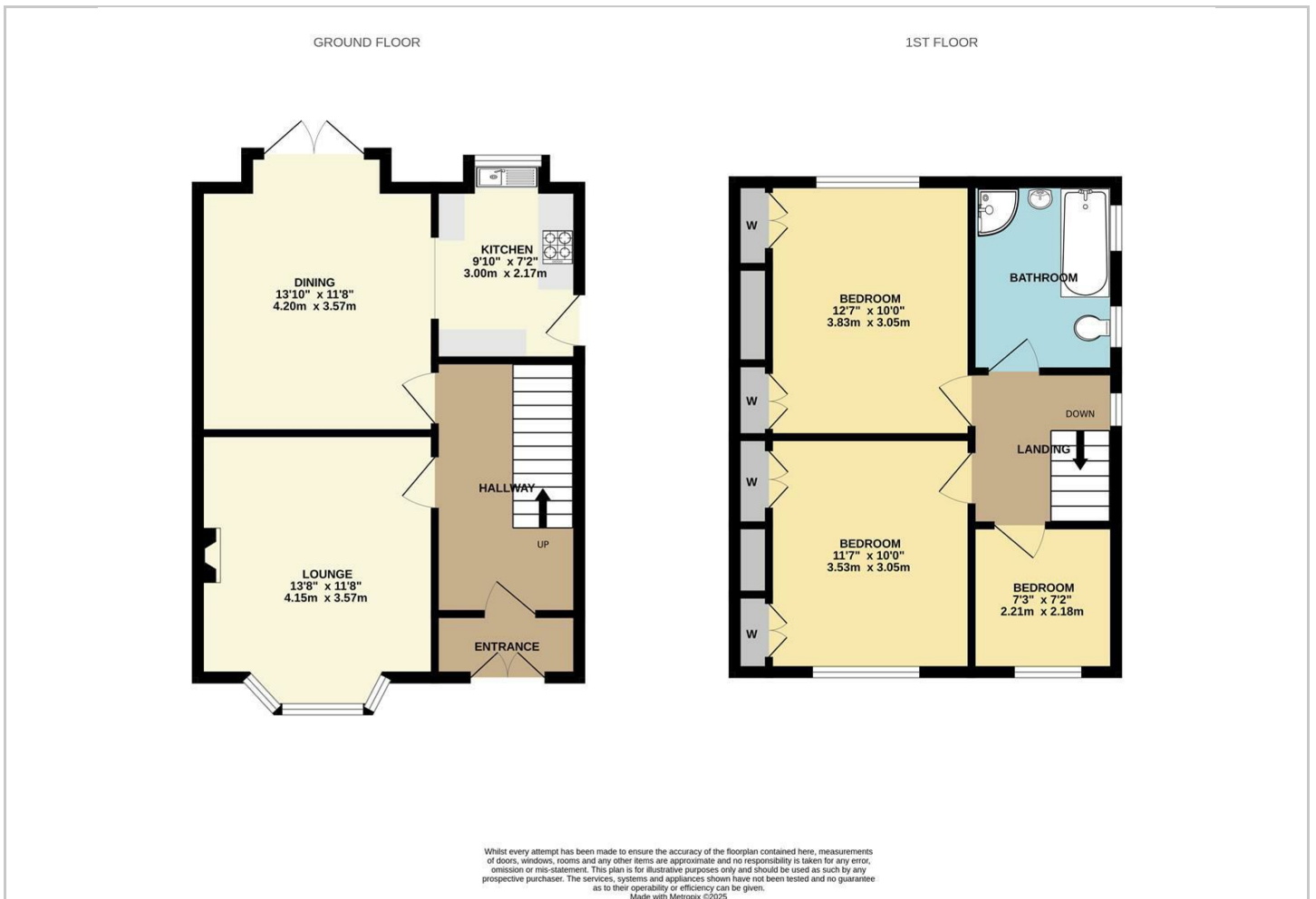
## Hybrid Map



## Terrain Map



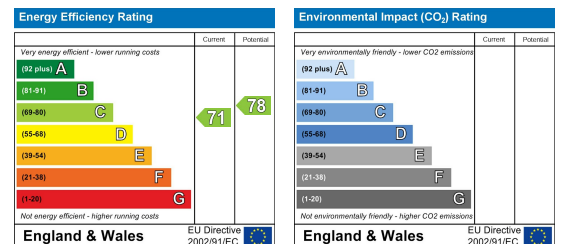
## Floor Plan



## Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.