

18 Felsham Close, Farnworth

£270,000 Freehold

No chain • Garage & driveway parking for two cars • Recently re-decorated throughout with new carpets to the first floor. • Three double bedrooms, master with en-suite • Downstairs W.C. & Family bathroom • A large rear garden which isn't overlooked • Walking distance to excellent local schools such as St James C of E & Harper Green • Perfect for commuting as there are two train stations within a mile & the M61 which all take you directly into Manchester City Centre • Freehold • The Royal Bolton Hospital is within walking distance or within a 5 minute drive.

A spacious 3-bed detached house, nestled in the corner of the close. Recently re-decorated & new carpets to the first floor. Benefits from en-suite, downstairs W.C. large private garden, excellent schools & transport links. Includes garage, driveway parking. Offered as a freehold & no chain.

Council Tax band: D

Tenure: Freehold





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GARDEN

A large rear garden which can be accessed from the dining room & kitchen. Gated access to the side for bin storage. Mostly laid with lawn and a patio area off the rear of the property. Not overlooked, offering a private and safe garden.





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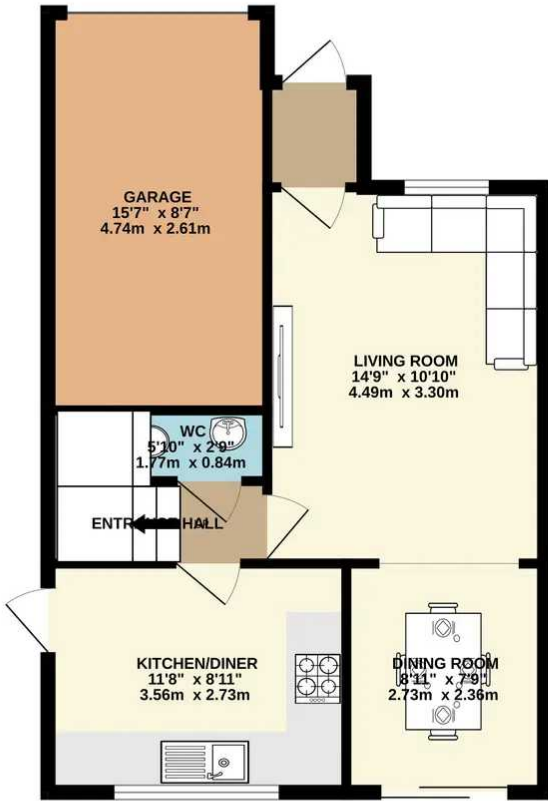


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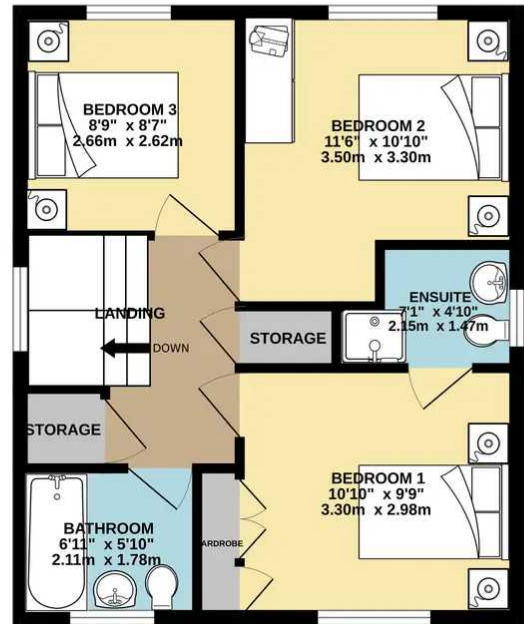


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GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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