



*Plodder Lane*

Farnworth

**Miller Metcalfe**  
*Every step of the way*



# Plodder Lane

Farnworth

Semi Detached  3  1 EPC Rating - C

This fantastic semi-detached family home enjoys beautiful open views to the rear. Situated within easy reach of the Royal Bolton Hospital, popular schools and the motorway network via the M61, giving convenient access to Manchester City Centre and surrounding areas.

The property has been modernised and updated over the years by the current vendor and is ready for a buyer to move into.

Accommodation in brief comprises entrance into a spacious hallway with stairs leading to the first floor, access to the lounge overlooking the front aspect with the multi fuel burner taking centre stage, perfect for those cosy nights. Access into the second reception room from the hall, with patio door leading out into the garden. Retrace your steps back into the hall, from here you will find a country style fitted kitchen with ample storage space and appliances to include the rangemaster, cooker hood, Neff Dishwasher & Fridge. The rear garden can also be access from the kitchen.

Rising to the first floor there are three good sized bedrooms, two of which are double and one single. The family bathroom is generously sized and consists of a FOUR-piece traditional white suite, comprising, roll top bath, low level wc, corner shower cubicle & pedestal wash basin. Externally to the front there is a beautifully well stocked boarders block paved block paved driveway providing off road parking for three cars leading to the garage. The garage has an electric shutter door with power & lighting. There is a utility area, and the boiler is located.

The enclosed rear garden at the back has been landscaped with a variety of well stocked shrubs and planters and is made up of a raised block paved patio area and leading down to the garden with impressive open views over fields and Winter Hill in the distance.

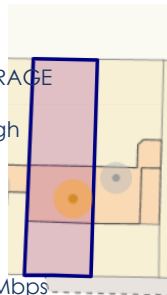
TENURE

Leasehold - £3.00 per year  
Lease Start Date  
31/10/1932  
Lease End Date  
01/05/2931  
Lease Term  
999 years from 1 May 1932  
Lease Term Remaining?  
907 years

COUNCIL TAX  
Band: C  
Annual Price:  
£1,742

MOBILE COVERAGE  
EE - Medium  
Vodafone - High  
Three - High  
O2 - High

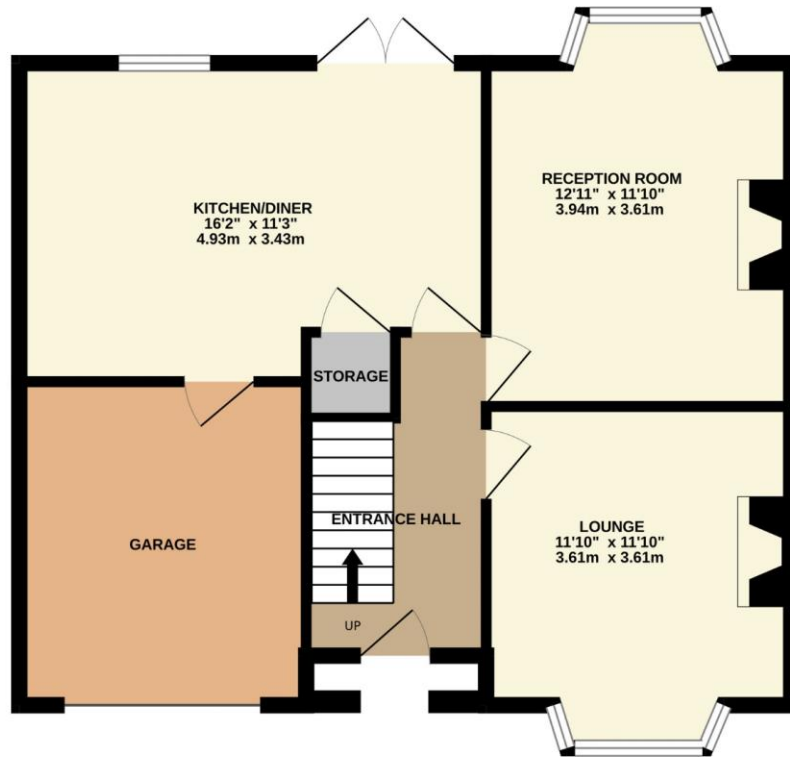
BROADBAND  
Basic 5 Mbps  
Superfast 134 Mbps  
Ultrafast 1000 Mbps



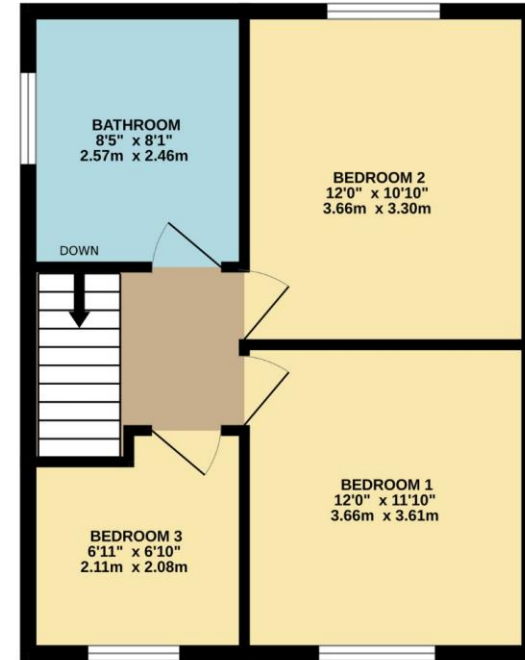




GROUND FLOOR  
638 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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