



Plodder Lane

Farnworth

Miller Metcalfe
Every step of the way

Plodder Lane

Farnworth

Semi Detached



3



1

EPC Rating - D

*** STUNNING FAMILY HOME, THREE DOUBLE BEDROOMS, DRIVEWAY FOR SEVERAL VEHICLES, WALK IN CONDITION, NOT OVERLOOKED TO THE REAR, WALKING DISTANCE TO ROYAL BOLTON HOSPITAL ***

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, extended, and updated over the years 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 feature marble fireplace and living flame gas fire. Open access into the second reception room and is currently being used as a dining room and bar area, the bespoke fitted bar is complete with granite counter and a range of storage & LED lighting. Patio doors open into the private garden. From the dining room/bar a door leads into the cosy modern fitted kitchen with a range of wall & base units, oven & grill, four ring gas hob with stainless steel extractor canopy above. Internal access to the garage can be found from the kitchen.

Rising to the first floor there are THREE double sized bedrooms. The master bedroom benefits from fitted wardrobes. The second bedroom has a Juliet balcony overlooking the rear garden with a fitted wardrobes and the third bedroom also double in size has fitted wardrobes. The family bathroom is generously sized and consists of a three-piece modern shower suite.

Externally the front is lined with a brick wall and wrought iron fencing, complemented with a large tarmac driveway for several vehicles, leading to the integral garage with a roller shutter with power & lighting and privacy door leading to the garden.

The enclosed garden at the back has been landscaped with a variety of well stocked shrubs and planters and is made up of a raised patio area and leading down to a lawn and further Indian Stone area with pergola.

TENURE

Leasehold

Lease Start Date

10/07/1928

Lease End Date

01/11/2926

Lease Term

999 years from 1 November 1927

Lease Term Remaining

903 years

COUNCIL TAX

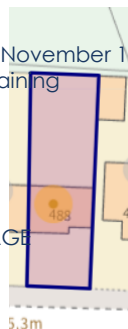
Band: C

MOBILE COVERAGE

EE - Medium

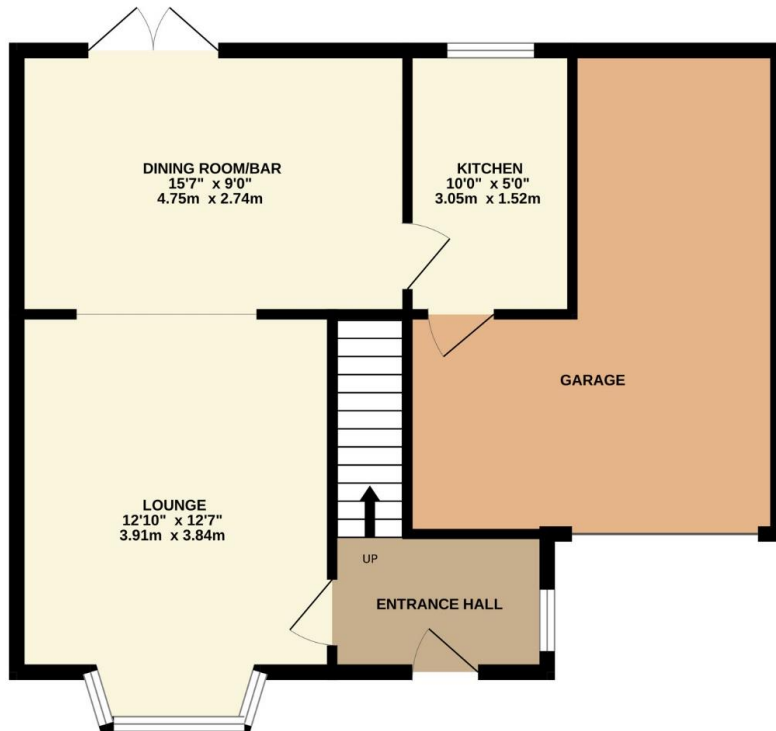
Vodafone - High

Three - High

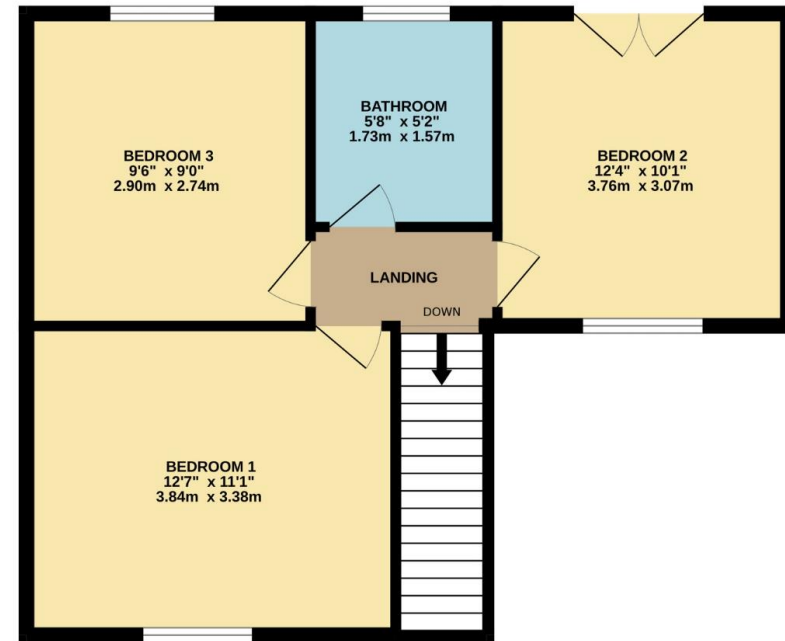




GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.8 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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