



371 Plodder Lane
Farnworth, Bolton, BL4 0JU

Offers In Region Of
£120,000

Property Features

- 2 Bedroom Mid Terrace For Sale
 - NO UPWARD CHAIN
 - Ideal for first time buyers
 - New roof approx. 7 years ago
 - Brand new bathroom
 - New front and back door
 - Brand new central heating system including boiler
 - Leasehold property
 - Damp proof course
 - Second hand kitchen installed
-

STEP INSIDE 371 PLODDER LANE

You are welcomed in to the property through the porch and into the spacious lounge area. This beautiful room is filled with natural light from the UPVC double glazed window. The attractive feature fireplace is a lovely focal point of this room which offers plenty of space for the furnishings of your choice.

Through now to the stylish kitchen recently fitted offering a range of wall and base units in a white finish with a contrasting worktop and vinyl flooring. The finishing touches to this lovely kitchen are the stylish chrome extractor fan and a free standing cooker. There is space and plumbing for a washing machine too and space for a full sized fridge/freezer. The spacious understairs storage cupboard offers that all important extra storage and there is access to the rear of the property through the external UPVC door. The 1 1/2 sink unit is ideally positioned in front of the UPVC window which provides glorious sunlight.

Up to the first floor now and the Principle Bedroom is a double room, this bright and airy room is positioned to the front of the property and features a fitted carpet, UPVC window and radiator. There is ample room in this bedroom for a range of bedroom furnishings.

Across now to bedroom two located to the rear of the property and benefits from a fitted carpet, radiator and UPVC window.

The stylish new bathroom has a fresh, white suite which includes bath, wash basin, rainfall shower, WC and



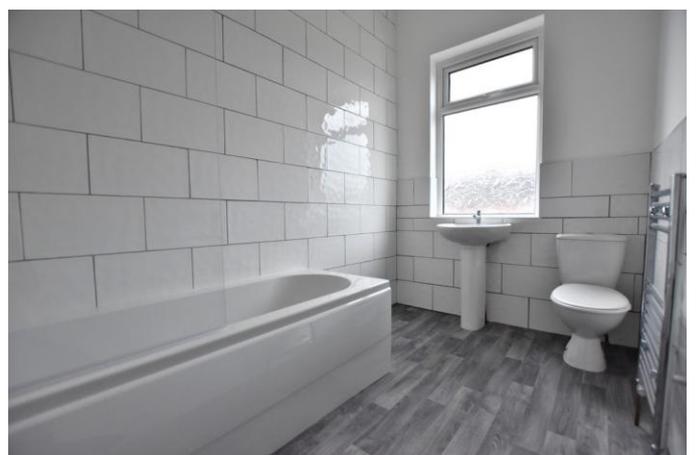
heated ladder towel rail. The walls are stylishly tiled and the floor covering is sleek grey vinyl. The high set UPVC window offers lots of natural light to this stunning bathroom.

Out to the exterior of the property now where you will find a low maintenance garden to the front and to the rear a good sized yard, which is bigger than your average terrace property, offering parking via double wooden gates.

The current owners have renovated the property over the past couple of years, briefly including a brand new central heating system including boiler, a new front and back door, replacement glass in bedroom two, bedroom two has been slightly extended, second hand kitchen and cooker hood, new cooker, brand new bathroom, all ceilings except for living room have been replaced and all walls have been knocked back to brick, boarded and re plastered. Further works include, new flooring throughout, damp proof course has been completed, the roof has been replaced in the last 7 years, the front and back of house has been repainted in masonry paint, new loft insulation, all the lights have brand new LED bulbs and the whole house has been painted white to act as blank canvas for new owners.

LOCATION

The location of the property is perfect for anyone wanting to commute, the M61, M6 and M60 access roads are just a short drive away. St James C.E High School and Highfield Primary school are also within easy reach. Farnworth Town Centre is within walking distance for you to access a variety of shops, including Asda Supermarket, the local Post Office and Home Bargains, so you will be sure to have everything you need for comfortable living. The Royal Bolton Hospital is also just around the corner.



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