



122 Piggott Street
Farnworth, Bolton, BL4 9NS

Offers In Region Of
£95,000

Property Features

- 2 Bedroom Mid Terrace Property For Sale
 - NO UPWARD CHAIN
 - Detached Garage to rear
 - Ideal for first time buyers
 - Tesco Supermarket just around the corner
 - Excellent transport links into Walkden & Bolton
 - Leasehold Property
 - Close to Farnworth Town Centre
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STEP INSIDE 122 PIGGOTT STREET

On entering the property, you are welcomed straight into the spacious lounge, offering laminate flooring, a radiator, ceiling light, two wall lights, double glazed window and access into the kitchen and staircase leading to the first-floor accommodation. The room offers plenty of space for living room furnishings.

The kitchen/diner is located to the rear aspect, including a built-in double electric oven with gas hob and overhead extractor, which would be perfect for any cooking enthusiasts. There is also an integrated fridge/freezer, dishwasher and space for a washing machine. Further benefits include, tiled splash back, vinyl flooring, spotlights and space for dining room furniture.

Up now to the first floor where you will find a bathroom and two bedrooms.

Bedroom One is located on the first floor to the front aspect, offering a grey carpet, ceiling light, radiator, built in wardrobes, double glazed window and ample room for bedroom furnishings.

Bedroom Two is located on the first floor to the rear aspect, offering a fitted carpet, ceiling light, radiator, space for wardrobes, double glazed window, cupboard housing the boiler and offers space for additional bedroom furnishings.

The bathroom is partly tiled with UPVC cladding and includes a white three-piece suite, with bath, overhead shower, glass screen, WC and WC. The bathroom is also fitted with spotlights light, chrome wall mounted radiator, vinyl flooring and is just the perfect place to relax after a busy day.

The rear garden offers a flagged patio area ideal for



garden furniture and a single detached garage ideal for off road parking and storage.

LOCATION

The location is perfect for anyone wanting local amenities and transport links to hand; Tesco and Lidl are within a few minutes walk away, the A666 is just around the corner offering great links into Bolton and Manchester. The property is also within the catchment area for Harper Green School & St James' Church of England High School. Ellesmere Shopping Centre is just a 5 minute drive away, offering a full range of conveniences briefly including, Costa Coffee, Aldi, Boots and many more! Farnworth Centre is again within walking distance from the property, offering a full variety of shops. For all you Cricket lovers, Farnworth Social Circle Cricket Club is a stone's throw away, where you can relax and enjoy the atmosphere. To arrange a viewing, please contact our sales team at Hannon Holmes on 01204 7931 13 where a member of the team will be happy to book you in.

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