



38 Albert Road

Farnworth, Bolton, Lancashire, BL4 7DR

Offers In Excess Of
£135,000

Property Features

- 3 Bedroom Mid Terrace for sale
- 3 Bedrooms Plus Loft Conversion
- 2 Reception Rooms
- Fitted Kitchen to rear
- Utility Room
- Huge Bathroom
- Close to Farnworth Town Centre
- Supermarkets just a short distance away
- Excellent links for the A666



STEP INSIDE

The property briefly comprises of:

Ground Floor - Entrance porch & hallway, spacious living room with an electric fire and surround, an even more spacious 2nd reception room with a gas fire and surround, dining area, a modern fully fitted kitchen complete with white vinyl units and a stylish beech worktop & utility room ideal for storage of kitchen appliances. The ground floor benefits from a stylish wooden floor throughout and tiled flooring in the kitchen & utility.



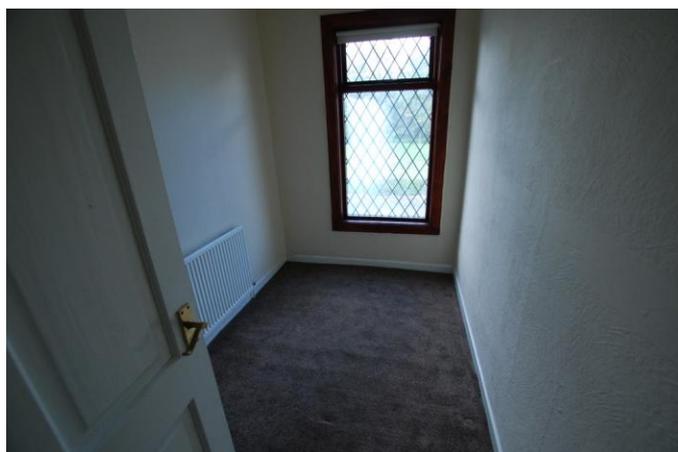
First Floor - A Huge 3 piece bathroom finished with modern & neutral décor, separate shower room with a free standing electric shower. 2 double bedrooms & 1 single bedroom, all bedrooms are spacious enough to comfortably accommodate all bedroom furnishings. The stairs landing and all bedrooms are carpeted.



2nd Floor - Loft conversion suitable for a study/games room or even a 4th bedroom finished with a laminate floor.

Externally to the rear is a flagged, private garden including a shed providing that little extra storage space.

The property benefits from double glazed windows throughout and gas central heating with a combination boiler.



Leasehold property

The lease is 999 years from 22 February 1864

Ground rent - £16 approx

Council tax band - A

EPC Rating - E

LOCATION

The location is perfect for anyone wanting excellent facilities and transport links to hand; Tesco and Lidl are within walking distance or a short drive away and the A666 is just around the corner offering links into Bolton and Manchester. The property is also well located for Harper Green School and St James' Church of England High School. Ellesmere Shopping Centre in Walkden is just a 5 minute drive away, offering a full range of conveniences briefly including, Costa Coffee, Aldi, Marks & Spencers, Nandos, Boots and many more! Farnworth Centre is again within walking distance from the property, offering a full variety of shops, cafés, post office, ASDA supermarket just to name a few. Moses Gate train station is just around the corner from this property, ideal for anyone wanting to commute into Bolton or Manchester.

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