



516 Plodder Lane, Farnworth

£280,000 Leasehold

Three bedroom semi detached property • Two reception rooms • Four piece bathroom suite • Garage • Block paved driveway • Modern kitchen with integrated appliances and Rangemaster cooker • Large rear mature garden with field views • Multifuel burner in front room and feature fireplace in dining room • Walking distance to Bolton Hospital • Close to motorway links to Manchester





This well presented three bedroom semi detached house offers a wonderful blend of traditional charm and modern convenience, making it an ideal family home. Situated within walking distance of Bolton Hospital and with excellent motorway links to Manchester, the property is perfectly positioned for commuters and families alike. Inside, the spacious layout features two reception rooms, both with characterful focal points - the front room boasts a multifuel burner (perfect for cosy evenings), while the dining room offers a striking feature fireplace.



The stylish kitchen is fitted with contemporary units, integrated appliances, and a Rangemaster cooker, providing a superb space for cooking and entertaining. Upstairs, there are three good sized bedrooms and a four piece bathroom suite, which includes a separate shower and bath. Additional features include double glazing, gas central heating, and ample storage throughout the home.

GROUND FLOOR



1ST FLOOR



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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The exterior of the property is equally impressive, beginning with a block paved driveway (providing off road parking for one vehicle) that is complemented by a stoned area, low level brick wall, and an array of mature bushes, shrubs, planters, and small trees. To the rear, a large mature garden enjoys open field views and offers a peaceful retreat from every-day life. The immediate block paved patio area is ideal for outdoor dining, with steps leading down to a well maintained lawn and a further patio space. The garden is thoughtfully landscaped with a variety of bushes, shrubs, and planters, as well as a log store and an outside hosepipe connection for convenience. The garage is currently utilised as a utility room, featuring plumbing for a washing machine, space for a dryer, worktops, a Vaillant combi boiler, ceiling strip lights, and an up and over door, with access to the rear garden. The entire outdoor space is enclosed by fence panels, ensuring privacy and security for both children and pets. This property offers a rare opportunity to acquire a beautifully maintained home with generous outside space in a sought after location.