



Charles Louis Homes Ltd
4 Bolton Street
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CHARLES LOUIS

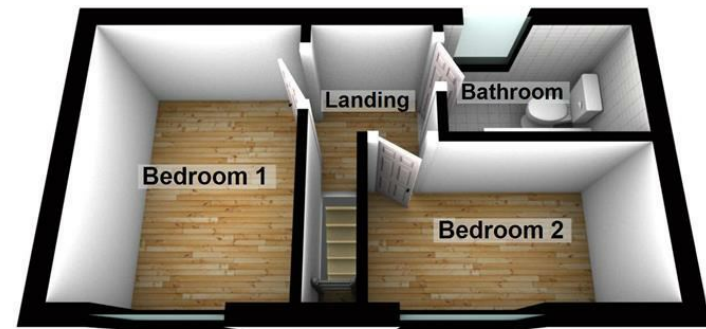
HOMES LIMITED

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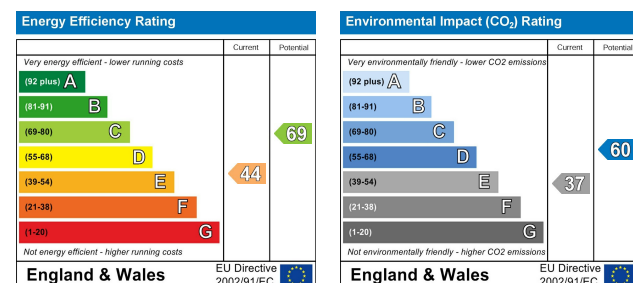
Ground Floor



First Floor



Directions



2 Marsh Lane
Farnworth, Bolton, BL4 0AP

Price guide £80,000



- Well Presented Two Bed End Terraced
- Modern Fitted Kitchen/Diner
- GCH & Double Glazed Throughout
- Ideal for First Time Buyers & Investors
- Sold With No Chain
- Three Piece Bathroom Suite
- Flagged Yard to Rear
- Viewing is Highly Recommended.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2 Marsh Lane

Farnworth, Bolton, BL4 0AP

****SOLD WITH NO CHAIN**RECENTLY REFURBISHED**TWO BEDROOM END TERRACE, IDEAL FOR FIRST TIME BUYERS & INVESTORS**.** Charles Louis Homes are pleased to bring to the market this Recently refurbished, two bedroom end terraced property, sold with no chain! The property is located in Farnworth and is within close proximity to local amenities and transport links. The property in brief comprises of living room, kitchen/diner with staircase to first floor and access to rear yard. To the first floor, there is access to bedrooms one and two and bathroom. The property benefits from gas central heating and double glazing throughout. Viewing is highly recommended to appreciate property.

Living room

10'6 x 14'11 (3.20m x 4.55m)
uPVC window to front elevation, inset spot lights, GCH radiator & access to kitchen.

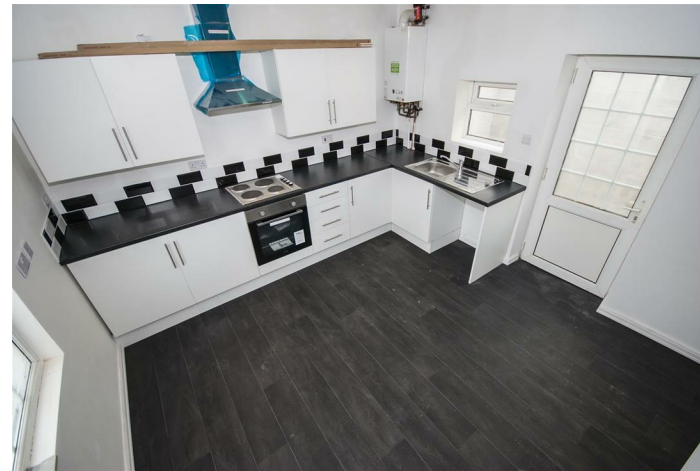


Kitchen

13'9 x 12'6 (4.19m x 3.81m)
uPVC window to front elevation, uPVC door with access to rear yard, comprising of a wide range of wall and base units, inset sink with mixer tap, post form laminate work tops, splash back tiles, electric oven and grill, 4 ring ceramic hob with extractor fan, wall mounted combi boiler, gas central heating, inset spot lights, laminate flooring, staircase to first floor.



Alternative View



Landing

Access to bedrooms one, two and bathroom, centre ceiling light, loft access

Bedroom One

10'64 x 7'2 (3.05m x 2.18m)
uPVC window to front elevation, laminate wood flooring, gas central heating radiator, centre ceiling light.



Bedroom Two

14'7 x 7'2 (4.45m x 2.18m)
uPVC window to front elevation, laminate wood flooring, gas central heating radiator, centre ceiling light.



Bathroom

uPVC window to rear elevation, three piece suite comprising of low level WC, wash hand basin, bath with electric shower mounted. laminate flooring, gas central heating radiator, inset spots, extractor fan.



Rear yard

Flagged with Indian stone to rear enclosed with wall surround and gate access to back.

