



**424 Plodder Lane, Farnworth, Bolton, Greater Manchester, BL4  
01T**

**OIEO £189,950**

Fabulous family home situated on the ever popular Plodder Lane! This two-bedroom, semi-detached property offers two reception rooms, modern kitchen and bathroom and a lean-to garage. Primely placed for all local amenities such as schools, access to Bolton Hospital, shops and commuting links.

Early viewings are essential to appreciate everything this lovely home has to offer!

Accommodation comprises of an entrance hallway with access into the lounge with a front facing bay window and a fitted carpet. To the rear of the ground floor is the second reception room, currently in use as a dining room and is open with the modern fitted kitchen. The kitchen comprises of a range of wall and base units, incorporating a four-ring gas hob with overhead



**Tel: 01204 598979**

## GROUND FLOOR

### Lounge

3.78m (into recess) x 4.08m (12' 5" x 13' 5")

### Second Reception Room

2.77m x 4.76m (into recess) (9' 1" x 15' 7")

### Kitchen

2.81m x 3.17m (9' 3" x 10' 5")

### Garage

2.9m x 4.67m (9' 6" x 15' 4")

## FIRST FLOOR

### Main Bedroom

3.78m (into robe) x 3.30m (12' 5" x 10' 10")

### Second Bedroom

2.89m x 2.97m (9' 6" x 9' 9")

### Bathroom

1.73m x 1.7m (5' 8" x 5' 7")

## ADDITIONAL INFORMATION

### Tenure

Leasehold

999 years (less 1 day) from 1 May 1933

Ground rent TBC

## Council Tax

Bolton, Band B, Approximately £1585.81 per annum



TOTAL FLOOR AREA: 926 sq.ft. (86.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2024.

