BOLTON PROPERTIES



Wentworth Avenue, Farnworth, Bolton, BL4 9PA

Offers in the Region Of £239,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented, spacious 3 bedroom semi detached true bungalow with a driveway and a garage, located on Wentworth Avenue in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a spacious lounge with a feature electric fire and surround, a modern fully fitted kitchen including an integrated gas hob, oven and a chrome extractor hood, a modern family bathroom including a basin, toilet and a shower cabinet, 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, with lawned gardens to the front and rear. The EPC is on order and will be live on the advert soon. The property is freehold and is subject to an unregistered lease which is also held by the seller and will form part of the sale. Close by to the centre of Farnworth, the M60 motorway junctions, local schools including St James High School, doctors surgery and Bolton Hospital.







ACCOMMODATION

Entrance Lobby *4' 0" x 6' 8" (1.23m x 2.04m)*
The entrance lobby to the front of the property. Decorated in neutral colours with a grey coloured carpet. Fitted with a composite double glazed entrance door to the front aspect. Warmed by a gas central heated radiator.

Lounge *15' 0" x 12' 1" (4.57m x 3.68m)*
A spacious lounge with a feature electric fire and surround. Decorated in neutral colours with a patterned feature wall and a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen *11' 2" x 8' 9" (3.4m x 2.67m)*
A modern fully fitted kitchen in cream with contrasting work tops. Comes with an integrated gas hob, oven and a chrome extractor hood. Plumbed in for a washing machine with space for a tall fridge freezer. A double glazed window and entrance door is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom *6' 3" x 6' 0" (1.91m x 1.83m)*
A modern Family bathroom including a basin, toilet and a shower cabinet. Comes with fully tiled walls and flooring. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

Master bedroom *13' 5" x 12' 1" (4.08m x 3.68m)*
A double sized Master bedroom to the rear of the property. Comes with fully fitted wardrobes and a dresser. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2 *13' 1" x 8' 3" (3.98m x 2.51m)*
A double sized bedroom to the rear of the property. (Currently utilised as a dining room). Decorated in light grey with a mid grey carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 *8' 9" x 9' 2" (2.67m x 2.8m)*
A single sized bedroom to the side of the property. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

Rear Garden *33' 4" x 35' 4" (10.15m x 10.77m)*
A spacious landscaped garden to the rear. Comes with a patio area and a large grass lawn.









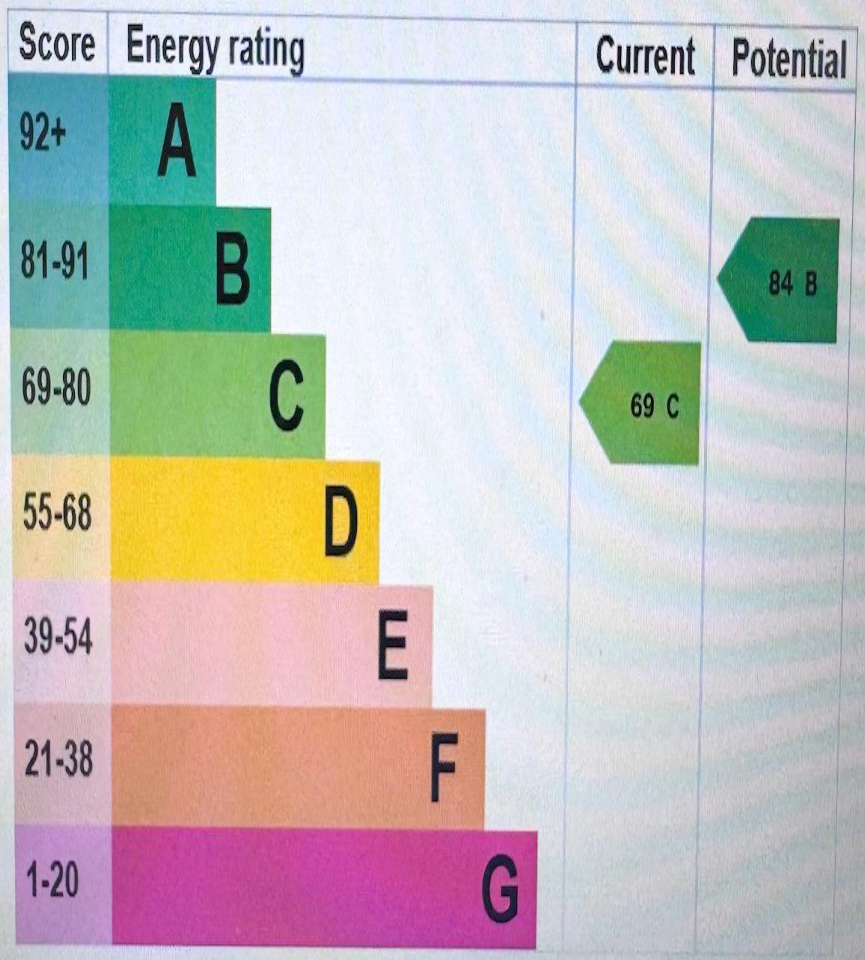


Office 7 105/107 Market Street, Bolton, BL4 7NS
Tel: 01204576666 Email: sales@boltonproperties.co.uk
www.boltonproperties.co.uk

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



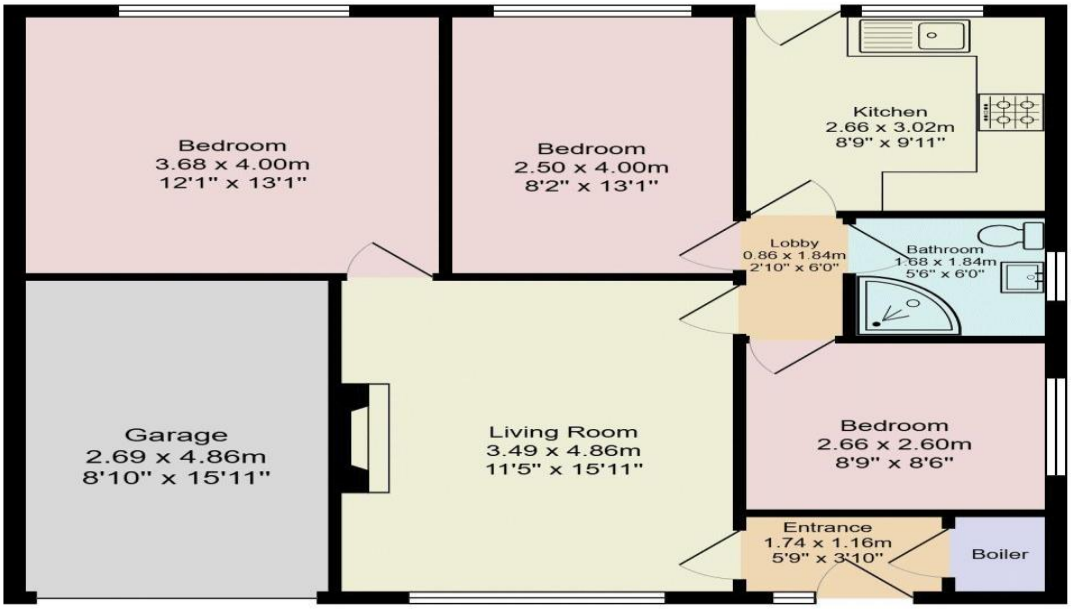
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

10 Wentworth Avenue Farnworth BOLTON BL4 9PA



Total Floor Area: 81.5 m² ... 877 ft²
All measurements are approximate and for display purposes only.
Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com

10 Wentworth Avenue Farnworth BOLTON BL4 9PA



Total Floor Area: 81.5 m² ... 877 ft²
All measurements are approximate and for display purposes only.
Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com