

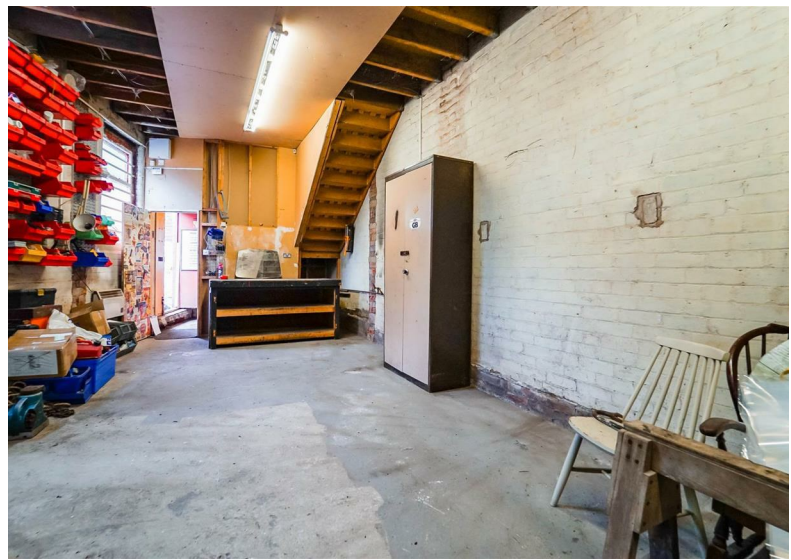
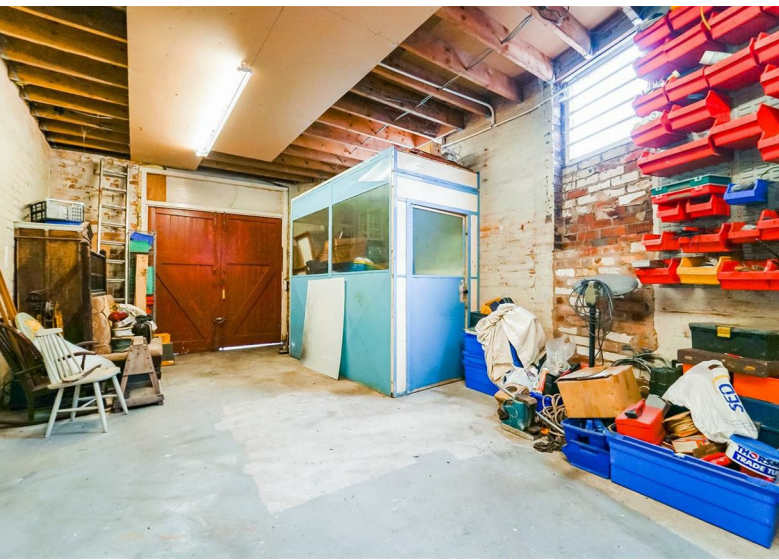
# KEENANS

Sales & Lettings



**Chapel Street, Farnworth, BL4 8BZ**

**£50,000**





# Chapel Street, Farnworth, BL4 8BZ

£50,000



## Ground Floor

### Workshop

27'3 x 12'8 (8.31m x 3.86m)

Hardwood double entrance doors, two hardwood single glazed windows, three phase electricity supply and doors to kitchen and store.

### Kitchen

10'7 x 8'3 (3.23m x 2.51m)

Wood effect wall and base units, stainless steel sink with draining board and traditional taps, tiled splash back, stairs to first floor, door to WC and hardwood door to side.

### WC

7'9 x 3'6 (2.36m x 1.07m)

High flush WC and pedestal wash basin with traditional tap.

## First Floor

### Landing

13'8 x 7'4 (4.17m x 2.24m)

Hardwood single glazed frosted window and door to three store rooms.

### Store Room One

14'11 x 14'9 (4.55m x 4.50m)

Two hardwood single glazed window and exposed beams.

### Store Room Two

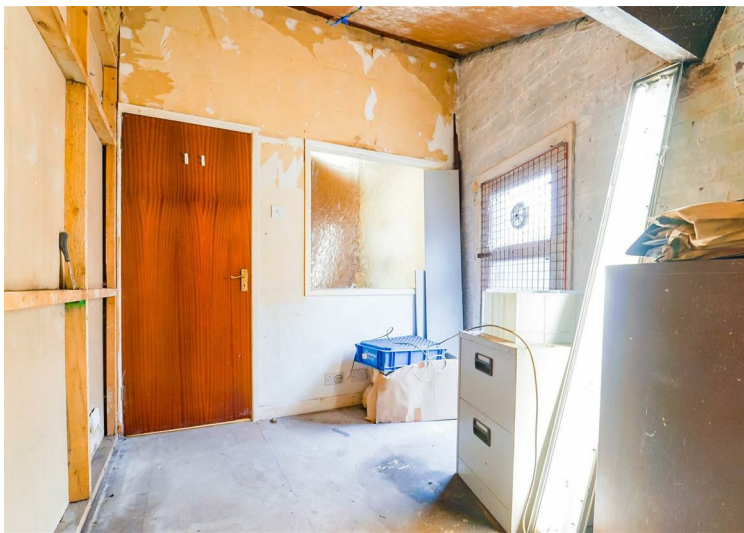
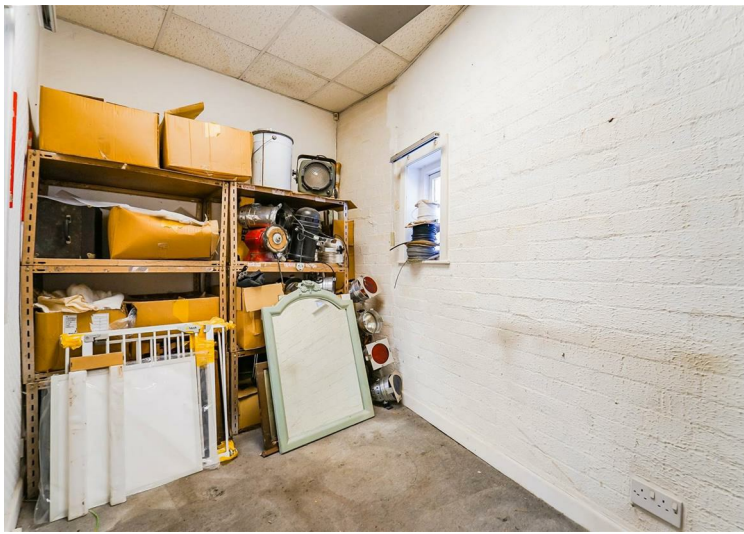
11'4 x 7'4 (3.45m x 2.24m)

Hardwood single glazed frosted window.

### Store Room Three

11'8 x 10'11 (3.56m x 3.33m)

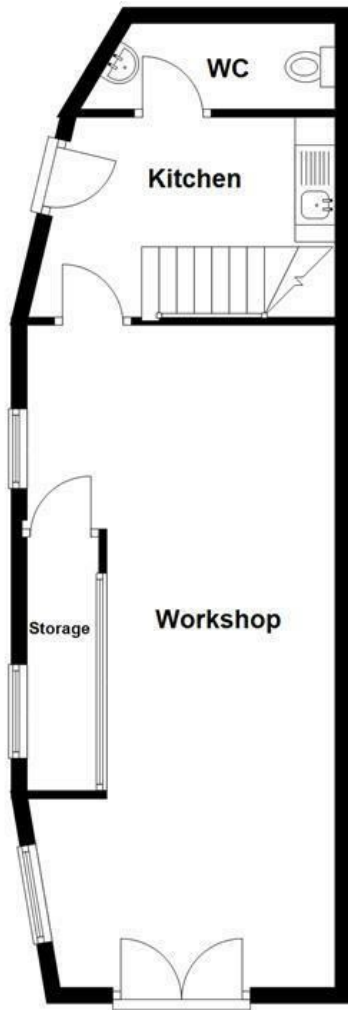
Hardwood single glazed window and exposed beams.







**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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