



**Iris Avenue, Farnworth, Bolton, BL4 0DR**

**Offers in the Region Of £150,000**

**FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! REQUIRES A FULL REFURBISHMENT AND MODERNISATION! PRICED ACCORDINGLY!** (Please note, this property is currently in probate status). Within easy reach of St James High School, Bolton Hospital and the M60 and M61 motorway junctions. Briefly comprises of the following, a spacious lounge with a feature wall hung gas fire, a galley style kitchen and a good sized rear garden with a patio area and a grass lawn. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus a family bathroom with a 3 piece suite including a basin, toilet and a bath tub. Comes with part double glazed windows. (kitchen and family bathroom, the rest are single glazed). The property does not have any central heating installed. Leasehold property with 891 years left on the lease. Ground rent is 12 pounds per annum. The EPC is ordered and will be live on the advert soon.





## ACCOMMODATION

### **Lounge** 14' 6" x 14' 11" (4.42m x 4.55m)

A spacious lounge to the front of the property. Plenty of space for modern furniture. Comes with a wall hung gas fire. A single glazed window is fitted to the front aspect.

### **Kitchen** 10' 4" x 15' 0" (3.16m x 4.56m)

A galley style kitchen to the rear with space for a dining table and chairs to one end. A pantry offers extra storage. A double glazed window is fitted to the rear aspect. Warmed by a wall hung gas fire.

### **Rear Garden**

A good sized garden to the rear, with a patio area and a grass lawn.

### **Master bedroom** 13' 9" x 10' 11" (4.2m x 3.33m)

A double sized Master bedroom to the front of the property. Space for fitted or free standing wardrobes. A single glazed window is fitted to the front aspect.

### **Bedroom 2** 10' 4" x 11' 6" (3.16m x 3.5m)

A second double sized bedroom to the rear of the property. A single glazed window is fitted to the rear aspect.

### **Bedroom 3** 10' 7" x 7' 2" (3.22m x 2.19m)

A single sized bedroom to the front of the property. Fitted with a single glazed window to the front aspect.

### **Family Bathroom** 13' 9" x 10' 11" (4.2m x 3.33m)

A family bathroom with a 3 piece suite, including a basin, toilet and a bath tub with an electric shower over the bath. Fitted with a double glazed window to the rear aspect.





# Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

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.

