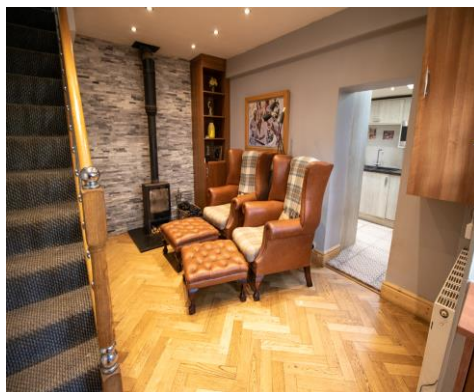




**Richmond Grove, Farnworth, Bolton, BL4 0HE**

**£190,000**

A well presented extended 2 bedroom semi detached home with a gated driveway and a conservatory to the rear, located on Richmond Grove in the Farnworth area of Bolton in Greater Manchester. Close by to Bolton Hospital and St James High School and offers easy access to the M60 and M61 motorway junctions. Briefly comprises of the following, a spacious lounge to the front of the property, a second reception with a wood burner fire, a modern kitchen with an integrated dishwasher, washing machine, fridge/freezer and microwave, a very spacious double glazed Conservatory and a large rear garden with a patio area, grass lawn and a storage unit. To the upper floor you will find 2 double sized bedrooms (both with fitted wardrobes), and a modern family bathroom with a vanity basin, toilet and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold property with 902 years left on the lease. The ground rent is 4.10 pounds per annum. EPC is BAND C.





## ACCOMMODATION

### **Lounge** 8' 4" x 14' 0" (2.53m x 4.27m)

A spacious lounge to the front of the property. Decorated in neutral colours with a patterned feature wall and a wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Reception 2** 15' 7" x 8' 1" (4.76m x 2.46m)

A spacious second reception room, decorated in neutral colours with a patterned feature wall and a wooden floor. Fitted with a feature wood burner stove.

### **Kitchen** 8' 1" x 13' 0" (2.46m x 3.97m)

A modern fully fitted kitchen with an integrated gas hob, electric oven, microwave, fridge freezer, washing machine and an extractor hood.

### **Conservatory** 11' 2" x 11' 6" (3.41m x 3.5m)

A very spacious double glazed conservatory to the rear. Plenty of space for modern furniture. It effectively acts as a third reception room. Warmed by a gas central heated radiator.

### **Rear Garden**

A large rear garden with a patio area, grass lawn and a storage unit.

### **Master bedroom** 10' 7" x 14' 1" (3.23m x 4.28m)

A double sized Master bedroom to the front of the property. Decorated in light grey with a patterned feature wall and a grey coloured carpet. Comes with fully fitted wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 7' 11" x 10' 10" (2.42m x 3.3m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Family Bathroom** 5' 7" x 5' 8" (1.71m x 1.73m)

A modern Family bathroom with a vanity basin, toilet and a shower cabinet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated chrome towel holder.





# 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | 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.

