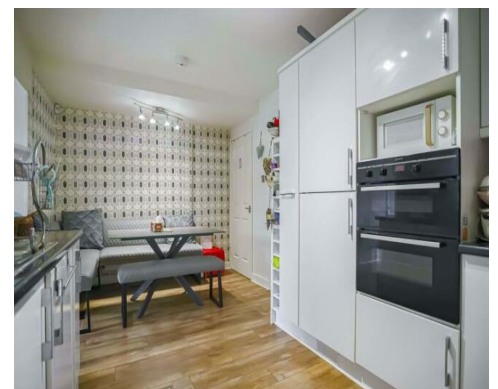
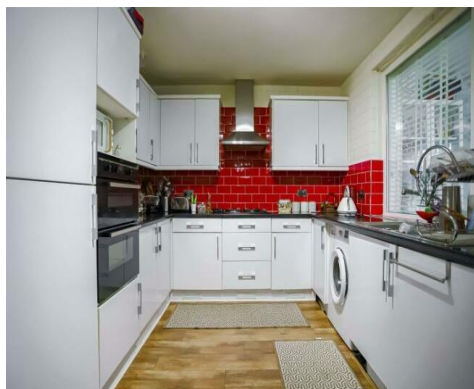




Orchid Avenue, Farnworth, Bolton, BL4 0ES

Offers in Excess of £220,000

FOR SALE WITH NO ONWARD CHAIN! EXTENDED TO THE REAR! 2 RECEPTION ROOMS! 3 DOUBLE SIZED BEDROOMS! An extremely well presented 3 bedroom, extended semi detached property, located on Orchid Avenue in the Farnworth area of Bolton in Greater Manchester. Within easy walking distance of Harper Green School and St James High School, close by to Bolton Hospital and offers excellent transport links to the M60 and M61 motorway junctions. Briefly comprises of the following, a spacious lounge with a feature electric fire and surround, a modern fully fitted kitchen with an integrated gas hob, grill, oven and a chrome extractor hood, an open plan dining area, a second reception room, a downstairs W.C and a landscaped rear garden with patio areas, a grass lawn and a wooden shed included. To the upper floor you will find 3 double sized bedrooms, (fitted wardrobes included to 2 bedrooms) plus 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. The EPC is band D. Leasehold property with 896 years left on the lease. 12.00 per annum ground rent.



ACCOMMODATION

Lounge 14' 4" x 14' 11" (4.38m x 4.54m)

A spacious lounge to the front of the property, with a feature electric fire and surround. Decorated in neutral colours with an oak wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 9' 6" x 18' 3" (2.89m x 5.57m)

A modern fully fitted kitchen with an integrated gas hob, grill, oven, fridge freezer and a chrome extractor hood. Plumbed in for a washing machine.

Dining area

An open plan dining area, adjacent to the kitchen.

Reception Room 2 9' 1" x 12' 7" (2.76m x 3.83m)

A second reception room to the rear, within an extension to the property. Decorated in neutral colours with a patterned feature wall and an oak wooden floor. Fitted with double glazed windows and french doors to the rear aspect.

Downstairs W.C 8' 5" x 3' 4" (2.56m x 1.01m)

A useful downstairs W.C with a toilet and a hand basin.

Rear Garden 44' 3" x 26' 5" (13.5m x 8.05m)

A spacious landscaped rear garden with patio areas, a grass lawn and a wooden storage shed.

Master bedroom 13' 11" x 9' 8" (4.24m x 2.95m)

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

Bedroom 2 10' 0" x 9' 10" (3.04m x 3.0m)

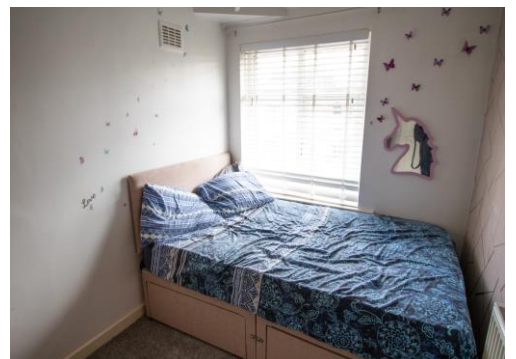
A second double sized bedroom to the rear of the property. Comes with fitted wardrobes. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 10' 3" x 6' 11" (3.13m x 2.12m)

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

Family Bathroom 6' 9" x 6' 10" (2.07m x 2.08m)

A modern Family bathroom with a vanity basin, toilet and a shower cabinet. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's energy rating is D. 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		81 B
69-80	C		
55-68	D	61 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.

For properties in England and Wales:

