



Brookhouse Avenue, Farnworth, Bolton, BL4 9LY

Offers in the Region Of £189,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! An extended, very spacious 3 bedroom semi detached true bungalow with a driveway and a garage, located on Brookhouse Avenue in the Farnworth area of Bolton in Greater Manchester. Offering excellent transport links, the M60 motorway junction is only minutes away by car, and within the catchment area for the highly sought after St James High School. Briefly comprises of the following, a very spacious lounge, a fully fitted kitchen, a family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a mixer shower over the bath, an internal hallway, 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (fitted wardrobes to both double bedrooms included), gated driveway, garage and a low maintenance rear garden. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC is band D. LEASEHOLD WITH 895 YEARS LEFT ON THE LEASE. 11 GBP PER ANNUM GROUND RENT.



ACCOMMODATION

Lounge 16' 0" x 11' 9" (4.87m x 3.57m)

A very spacious lounge to the front of the property. Plenty of space for modern furniture to fit easily. Recently repainted in white. It does require a new carpet or flooring. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 13' 11" x 8' 4" (4.25m x 2.54m)

A fully fitted kitchen to the front of the property. It does require a new gas hob and oven as the original has been removed. Plumbed in for a washing machine. Recently repainted in white. It does require a new flooring. Double glazed windows fitted to the front and side aspect. Warmed by a gas central heated radiator.



Family Bathroom 6' 0" x 6' 6" (1.84m x 1.97m)

A Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a mixer shower over the bath. Fully tiled walls. It does require a new flooring. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.



Internal Hallway 17' 6" x 4' 5" (5.33m x 1.34m)

An internal hallway connecting all the rooms within the property. Recently repainted in white. A new carpet or flooring is required.

Master bedroom 12' 8" x 10' 1" (3.86m x 3.07m)

A double sized Master bedroom to the rear of the property. Recently repainted in white. A new carpet or flooring is required. Comes with fully fitted wardrobes. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

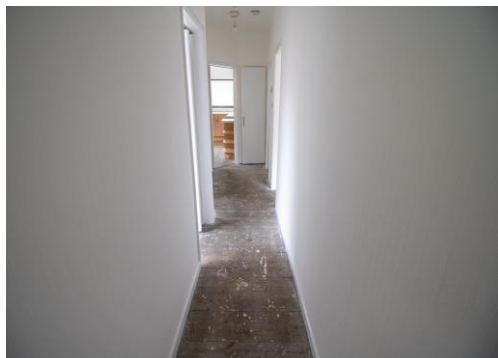


Bedroom 2 10' 7" x 9' 11" (3.22m x 3.02m)

A second double sized bedroom to the rear of the property. Comes with fully fitted wardrobes. Recently repainted in white. It does require a new carpet or flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 7' 3" x 8' 6" (2.2m x 2.58m)

A single sized bedroom to the rear of the property. Recently repainted in white. It does require a new carpet or flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Rear Garden 27' 11" x 21' 8" (8.52m x 6.6m)

A low maintenance rear garden. Fully flagged with flower beds around the exterior.



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		84 B
69-80	C		
55-68	D	64 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.

