



Piggott Street, Farnworth, Bolton, BL4 9NS

£150,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! REQUIRES COSMETIC REFURBISHMENT/MODERNISATION AND PRICED ACCORDINGLY. A spacious 2 bedroom semi detached true bungalow with a driveway and a garage, located on Piggott Street in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby with a storage cupboard to the right, a spacious lounge with a gas fire and surround, a modern fully fitted kitchen with an integrated gas hob, oven and extractor hood, 2 double sized bedrooms and a family bathroom. To the rear is a good sized rear garden with a patio area and a grass lawn. Comes with double glazed windows and doors throughout. It does not have heating so this will need to be installed after purchase. The property was fully rewired in 2023. The EPC is ordered and will be live on the advert soon. Leasehold property with 936 years left on the lease. 7 pounds per annum ground rent.



ACCOMMODATION

Entrance Lobby 4' 0" x 6' 6" (1.21m x 1.97m)

The entrance lobby to the front of the property. Double glazed entrance door and windows fitted to the front aspect.

Lounge 12' 1" x 17' 3" (3.69m x 5.25m)

A spacious lounge to the front of the property. Comes with a gas fire and surround. Plenty of space for modern furniture to fit. A double glazed window is fitted to the front aspect.

Kitchen 10' 3" x 8' 9" (3.12m x 2.66m)

A fully fitted kitchen to the rear of the property. Comes with an integrated gas hob, oven and an extractor hood. Plumbed in for a washing machine. A double glazed window and door are fitted to the rear aspect.



Family Bathroom 6' 0" x 6' 2" (1.83m x 1.87m)

A family bathroom with a 3 piece suite in cream, including a basin, toilet and a bath tub. A double glazed window is fitted to the side aspect.

Master bedroom 13' 1" x 11' 4" (4.0m x 3.45m)

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



Bedroom 2 8' 9" x 9' 1" (2.66m x 2.77m)

A second double sized bedroom to the side of the property. Comes with a double glazed window to the rear aspect.



Rear Garden 28' 1" x 22' 10" (8.57m x 6.97m)

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



