



### Ceres Chase, Farnworth, Bolton, BL4 9EW

**£30,000**

IMPORTANT TO READ! PART OWNERSHIP OF 25% OF THE APARTMENT, RENT IS PAYABLE OF 323.01 PER MONTH! FOR SALE WITH NO ONWARD CHAIN! (Rent payable per month is broken down as follows, Rent 188.00, Service charges 124.59, ground rent 10.42). Leasehold with 104 years left on the lease, ground rent per annum total is 125.04, service charge per annum is 1495.00. EPC is ordered and will be live on the advert soon. An extremely well presented 2 bedroom upper floor apartment located at Ceres Chase in the Farnworth area of Bolton in Greater Manchester. Close by to the centre of Farnworth, with easy access onto the M60 motorway network, only a minutes drive from the apartments. Allocated off road parking included. Briefly comprises of the following, a secure communal entrance, an entrance hallway, a very spacious lounge, an open plan modern kitchen with an integrated gas hob, oven and a chrome extractor hood, 2 bedrooms, a double sized Master bedroom with an en-suite shower room included, a single bedroom and a Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub. Comes with double glazed windows throughout. Warmed by gas



## ACCOMMODATION

### Entrance Hallway

The entrance hallway. Decorated in neutral colours with a grey coloured carpet. Warmed by a gas central heated radiator.

### Lounge 11' 10" x 18' 0" (3.6m x 5.48m)

A very spacious lounge. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with an oak wood laminate floor. Fitted with double glazed windows to the front aspect. Warmed by a gas central heated radiator.

### Kitchen 6' 11" x 12' 7" (2.1m x 3.83m)

A modern open plan kitchen with an integrated gas hob, oven and a chrome extractor hood. Plumbed in for a washing machine, with space for a tall fridge freezer.

### Master bedroom 12' 2" x 9' 5" (3.72m x 2.87m)

A double sized Master bedroom. Decorated in neutral colours with a grey coloured carpet. Comes with an en-suite shower room. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

### En-suite to the Master bedroom 4' 3" x 8' 10" (1.3m x 2.70m)

An en-suite shower room to the Master bedroom. Comes with a basin, toilet and a shower cabinet. Decorated in neutral colours with a grey coloured carpet.

### Bedroom 2 8' 0" x 8' 8" (2.45m x 2.63m)

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

### Family Bathroom 6' 3" x 7' 3" (1.91m x 2.22m)

A modern Family bathroom with a 3 piece suite in white. Includes a basin, toilet and a bath tub. Decorated in neutral colours with a patterned feature wall. Part tiling around the bath tub. Warmed by a gas central heated radiator.

### Allocated Car Parking

Allocated car parking to the rear.



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# Energy rating and score

This property's energy rating is B. 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	83 B	83 B
69-80	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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

