



Lichfield Close, Farnworth, Bolton, BL4 0NH

£210,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! REQUIRES COSMETIC REFURBISHMENT/MODERNISATION AND PRICED ACCORDINGLY. A spacious, 3 bedroom, semi detached, true bungalow, with a driveway and a garage, in a cul de sac position on this very popular development, within walking distance of the Royal Bolton Hospital. Briefly comprises of the following, an entrance vestibule, a spacious lounge with a gas fire and surround, fully fitted kitchen, 3 double bedrooms and a family bathroom. To front is mainly laid to lawn, with a driveway leading to the garage, to the rear is a good sized rear garden with a patio area and beds. Comes with double glazed windows and gas central heating. FREEHOLD PROPERTY, THE EPC IS ORDERED AND WILL BE LIVE ON THE ADVERT SOON.



ACCOMMODATION

Vestibule 4' 2" x 4' 1" (1.27m x 1.25m)
Radiator

Lounge 13' 11" x 16' 7" (4.23m x 5.05m)
Coal effect gas fire on hearth and back with feature surround, two radiators, two double glazed windows (to front & side elevations)

Inner hallway
Radiator, two large built in storage cupboards, one housing the gas central heating boiler

Kitchen 10' 2" x 10' 2" (3.11m x 3.1m)
Fitted wall and base units, larder cupboard, work surfaces, single bowl stainless steel sink unit, tiled walls, tiled floor, plumbed for washing machine, radiator, double glazed window to rear elevation, door to rear garden.

Bedroom 1 10' 1" x 15' 8" (3.07m x 4.78m)
Master bedroom with fitted wardrobes, radiator, double glazed window to rear elevation.

Bedroom 2 7' 1" x 12' 10" (2.15m x 3.91m)
Double bedroom with fitted wardrobes, radiator, double glazed window to front elevation

Bedroom 3/reception room 3 8' 11" x 12' 4" (2.72m x 3.77m)
This room could be used as a double bedroom or a second reception room depending on your needs. Radiator, double glazed window to rear elevation.

Bathroom 5' 7" x 7' 7" (1.7m x 2.3m)
Three piece bathroom suite with shower over bath, tiled walls, radiator, two windows to side elevation.

Garage 8' 1" x 17' 4" (2.46m x 5.29m)
An integral garage with electric up and over garage door, garage has light and power.

Rear garden
Low maintenance garden, with flower beds, shed and outside tap

Front garden
Front garden is mainly laid to lawn, with a driveway providing off road parking



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		84 B
69-80	C	69 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:

