



Milton Crescent, Farnworth, Bolton, BL4 9SY

Offers in the Region Of £169,950

FOR SALE WITH NO ONWARD CHAIN! An extremely well presented 2 bedroom semi detached home with a driveway to the front and a spacious rear garden, located on Milton Crescent in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, a spacious lounge with a feature wood burner stove within an angle nook fireplace, a modern fully fitted kitchen with an integrated gas hob, grill, oven and a chrome extractor hood, an open plan dining area with space for a good sized dining table and chairs, a utility room plumbed in for a washing machine, a downstairs W.C and a spacious, low maintenance rear garden, To the upper floor you will find 2 double sized bedrooms, (fitted wardrobes to the master bedroom) and a modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with an electric shower over the bath. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Close by to St James High School, Bolton Hospital and the M60 motorway junction. An epc is ordered and will be on the advert soon. FREEHOLD.



ACCOMMODATION

Lounge 12' 10" x 14' 3" (3.92m x 4.34m)

A spacious lounge to the front of the property, with a feature wood burner stove within an angle nook fireplace. Decorated in neutral colours with a dark oak wooden floor. A double glazed window and entrance door is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 9' 9" x 17' 2" (2.98m x 5.22m)

A modern fully fitted kitchen with an integrated gas hob, grill, oven and a chrome extractor hood. Decorated in pale green with a part tiled wall and a dark oak wooden floor. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Dining area

An open plan dining area, adjacent to the kitchen with space for a good sized dining table and chairs. Decorated in pale green with a patterned feature wall and a dark oak wooden floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator. (See kitchen for the total room size for the kitchen and dining area together)

Downstairs W.C 3' 2" x 4' 11" (0.96m x 1.51m)

A useful downstairs water closet.

Rear Garden

A very spacious low maintenance rear garden with a seating area.

Upper floor landing area 7' 3" x 7' 2" (2.22m x 2.18m)

The upper floor landing area. Comes with a spindled balustrade. Decorated in neutral colours with a grey coloured carpet.

Master bedroom 8' 6" x 14' 0" (2.58m x 4.27m)

A double sized Master bedroom to the front of the property. Comes with fitted wardrobes. Decorated in neutral colours with a grey coloured carpet. Fitted with 2 double glazed windows to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 8' 6" x 14' 0" (2.58m x 4.27m)

A second double sized bedroom to the rear of the property. 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.

Family bathroom 7' 1" x 6' 9" (2.17m x 2.06m)

A modern family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with an electric shower over the bath. Fitted with a double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



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		87 B
69-80	C	73 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

