



St. Germain Street, Farnworth, Bolton, BL4 7BG

Offers in the Region Of £120,000

A well presented 2 bedroom end terrace home, located on St Germain Street in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge with plenty of space for modern furniture to fit easily, a modern kitchen in white high gloss, with an integrated gas hob and an electric oven, a rear porch and a fully enclosed yard to the rear. To the upper floor you will find 2 double sized bedrooms and a modern family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Close by to the centre of Farnworth, the M60 and M61 motorway junctions and Bolton Hospital. EPC is band D. FREEHOLD.



ACCOMMODATION

Entrance Vestibule 3' 8" x 2' 11" (1.11m x 0.9m)

The entrance vestibule to the front of the property.

Lounge 14' 1" x 14' 3" (4.29m x 4.35m)

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

Kitchen 11' 0" x 14' 2" (3.36m x 4.31m)

A modern fully fitted kitchen in white high gloss, with an integrated gas hob and an electric oven. Decorated in white, with a grey vinyl floor. Fitted with 2 double glazed windows to the side and rear aspect. Warmed by a gas central heated radiator.

Stairwell to the upper floor

The stairwell to the upper floor. Decorated in white, with a dark grey carpet. Fitted with a white painted bannister rail.

Upper floor landing 4' 10" x 9' 3" (1.48m x 2.82m)

The upper floor landing area. Decorated in white with a dark grey carpet.

Master bedroom 12' 6" x 14' 4" (3.82m x 4.38m)

A double sized master bedroom to the front of the property. Decorated in white and grey, with a dark grey carpet. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 15' 3" x 5' 1" (4.65m x 1.55m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a dark grey carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 10' 8" x 7' 2" (3.26m x 2.19m)

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



This property's current energy rating is D. It has the potential to be C.

See how to improve this property's energy performance.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

