



Leinster Street, Farnworth, Bolton, BL4 9HS

Guide Price £120,000

FOR SALE BY THE MODERN METHOD OF AUCTION! (SEE NOTES BELOW). REQUIRES A FULL REFURBISHMENT, WOULD SUIT CASH INVESTORS. A spacious 3 bedroom end terraced property, located on Leinster Street in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, 2 reception rooms, a kitchen and a low maintenance yard to the rear. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom and a family bathroom. Comes with double glazed windows and doors throughout. The EPC is Band F, leasehold property with 878 years left on the lease, 3.00 per annum ground rent. To place a formal bid on the property please contact Jacob at I am Sold (auctioneers). FOR SALE BY THE MODERN METHOD OF AUCTION! Auctioneers Comments: This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.



ACCOMMODATION

Entrance Hallway 15' 3" x 10' 10" (4.66m x 3.29m)

The entrance hallway to the front of the property.

Lounge 15' 6" x 16' 8" (4.73m x 5.08m)

The lounge to the front of the property.

Kitchen 10' 4" x 13' 11" (3.14m x 4.24m)

The kitchen to the rear of the property.

Reception Room 2 13' 11" x 11' 6" (4.24m x 3.51m)

A second reception room to the rear of the property.

Rear Yard

A low maintenance rear yard.

Master bedroom 14' 0" x 13' 0" (4.27m x 3.96m)

A double sized Master bedroom to the front of the property.

Bedroom 2 13' 11" x 12' 7" (4.23m x 3.84m)

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

Bedroom 3 10' 6" x 14' 3" (3.2m x 4.34m)

A single sized bedroom to the front of the property.

Family Bathroom 9' 7" x 7' 3" (2.92m x 2.22m)

The family bathroom to the upper floor. Comes with a basin, toilet and a walk in shower.



Energy rating and score

This property's energy rating is F. 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		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 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.

