



**Begonia Avenue, Farnworth, Bolton, BL4 0DS**

**Guide Price £100,000**

FOR SALE BY THE MODERN METHOD OF AUCTION!, (SEE NOTES BELOW). REQUIRES A FULL REFURBISHMENT AND MODERNISATION!, WOULD SUIT CASH INVESTORS! NO ONWARD CHAIN! VACANT POSSESSION! A spacious 3 bedroom semi detached home, located on Begonia Avenue in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, 2 reception rooms, kitchen, 2 double sized bedrooms and 1 single bedroom, a family bathroom and lawned gardens to the front and rear. Very popular housing estate, close by to St James High School and Bolton Hospital. Offers easy access to the M60 and M61 motorway junctions. EPC IS BAND F, LEASEHOLD PROPERTY, 89 YEARS LEFT ON THE LEASE, 10 POUNDS PER ANNUM GROUND RENT WITH BOLTON AT HOME. 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



## ACCOMMODATION

### Front garden

The garden to the front of the property. Comes with a grass lawn.

### Entrance Lobby 5' 0" x 7' 4" (1.53m x 2.23m)

The entrance lobby to the front of the property.

### Lounge 13' 10" x 13' 3" (4.21m x 4.05m)

A spacious lounge with windows fitted to the front and rear aspect.

### Reception Room 2 9' 11" x 12' 2" (3.02m x 3.7m)

A second reception room to the front of the property. Fitted with a window to the front aspect.

### Kitchen 7' 5" x 15' 9" (2.27m x 4.8m)

A good sized kitchen to the rear of the property. Fitted with a window and entrance door to the rear aspect.

### Rear Garden

A spacious rear garden with a grass lawn.

### Family Bathroom 6' 0" x 8' 11" (1.82m x 2.73m)

The family bathroom to the upper floor.

### Master bedroom 13' 2" x 10' 2" (4.01m x 3.09m)

A double sized Master bedroom to the front of the property. Fitted with a window to the front aspect.

### Bedroom 2 12' 1" x 11' 10" (3.68m x 3.6m)

A second double sized bedroom to the front of the property. Fitted with a window to the front aspect.

### Bedroom 3 12' 8" x 6' 11" (3.85m x 2.11m)

A single sized bedroom to the front of the property. Fitted with a window to the front aspect.

### Family Bathroom 6' 0" x 8' 11" (1.82m x 2.73m)

A good sized Family bathroom to the upper floor. Fitted with a window to the rear aspect.



# 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		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 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.

