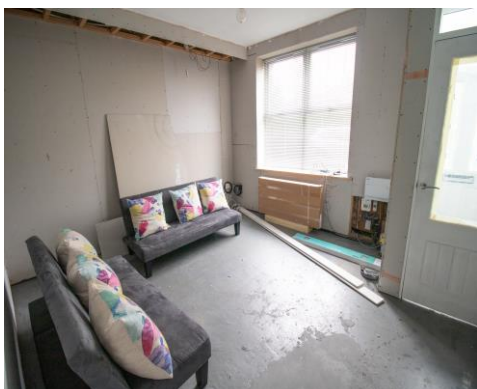




Plodder Lane, Farnworth, Bolton, BL4 0BX

Guide Price £120,000

FOR SALE BY THE MODERN METHOD OF AUCTION! (SEE NOTES BELOW). NO ONWARD CHAIN!
VACANT POSSESSION! UNFINISHED PROJECT/REFURBISHMENT. A 2 bedroom mid terraced property with 2 loft rooms, located on Plodder Lane in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge, reception room 2/kitchen and a small rear yard. To the upper floor you will find 2 bedrooms, a double sized Master bedroom with an en-suite bathroom and 1 single bedroom, a family bathroom, plus 2 converted loft rooms with a fixed stairwell. Comes with double glazed windows and doors throughout. No central heating installed, this is required. Close by to St James high school and Harper Green School, Bolton hospital and the M60/M61 motorway junctions. The EPC is ordered and will be live on the advert soon. Leasehold property with 880 years left on the lease, 4.17 pounds 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



ACCOMMODATION

Lounge 14' 1" x 12' 6" (4.28m x 3.81m)

The lounge to the front of the property. A double glazed window is fitted to the front aspect.

Reception Room 2 20' 3" x 13' 11" (6.16m x 4.25m)

An open plan 2nd reception room, with an extension to the rear. Space for a kitchen within the extension.

Rear Yard 11' 10" x 13' 9" (3.6m x 4.2m)

A low maintenance yard to the rear.

Master bedroom 12' 10" x 14' 1" (3.91m x 4.3m)

A double sized Master bedroom. Decorated in light grey. A double glazed window is fitted to the front aspect.

En-suite to the Master bedroom 7' 9" x 3' 5" (2.35m x 1.05m)

An en-suite shower room to the Master bedroom. Comes with a vanity basin, toilet and a shower cabinet. Please note, this is not fully installed.

Bedroom 2 8' 2" x 6' 9" (2.5m x 2.07m)

A single sized bedroom to the rear of the property. Decorated in light grey with a brand new carpet in dark grey. Fitted with a double glazed window to the rear aspect.

Family Bathroom 8' 0" x 7' 0" (2.45m x 2.13m)

The Family bathroom, needs fully installing but fixtures and fittings are there to be installed. Fitted with a double glazed window to the rear aspect.

Loft Room 12' 2" x 13' 10" (3.72m x 4.21m)

A converted loft room to the front of the property. Decorated in light grey with a brand new dark grey carpet.

Loft room 2 9' 10" x 13' 10" (3.0m x 4.21m)

A second loft room to the rear of the property. Decorated in light grey with a brand new dark grey carpet.



