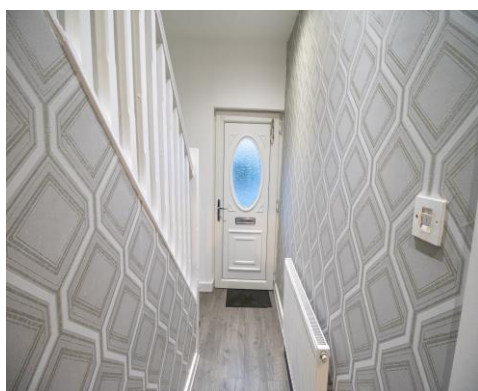




Crescent Avenue, Farnworth, Bolton, BL4 9NH

Offers in the Region Of £185,950

An extremely well presented 3 bedroom semi detached home with a driveway to the front and an open plan conservatory to the rear, located on Crescent Avenue in the Farnworth area of Bolton in Greater Manchester. Close by to St James High School, Bolton Hospital and offers easy access to the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance hallway, a spacious lounge, a modern fully fitted kitchen with an integrated gas hob, electric oven and a chrome extractor hood, an open plan dining area adjacent to the kitchen, an open plan conservatory which is currently utilised as a 2nd Reception Room and a rear garden with a patio area and a grass lawn. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom plus a modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a mixer shower over the bath. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. FREEHOLD property. EPC is band E.



ACCOMMODATION

Entrance Hallway 14' 2" x 5' 8" (4.32m x 1.73m)

The entrance hallway to the front of the property. Decorated in a patterned grey wallpaper and white, with a grey wood laminate floor. Fitted with a double glazed entrance door to the front aspect. Warmed by a gas central heated radiator.

Lounge 12' 2" x 11' 3" (3.72m x 3.43m)

A spacious lounge to the front of the property. Decorated in neutral colours with a patterned feature wall and a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 8' 0" x 17' 4" (2.45m x 5.28m)

A modern fully fitted kitchen with an integrated gas hob, electric oven and an extractor hood. Comes with tiled walls with a grey wood laminate floor. Plumbed in for a washing machine with space for a tall fridge freezer. A double glazed window is fitted to the rear aspect.

Dining area

An open plan dining area, adjacent to the kitchen. Decorated in white, with a grey wood laminate floor.

Conservatory 9' 4" x 9' 0" (2.85m x 2.74m)

An open plan double glazed conservatory to the rear of the property. Currently utilised as a 2nd Reception Room. Decorated in white with a grey wood laminate floor.

Rear Garden 39' 2" x 26' 10" (11.93m x 8.17m)

A spacious rear garden with a seating area and a grass lawn. Option to extend the property to the side and rear.

Master bedroom 12' 0" x 11' 8" (3.66m x 3.56m)

A double sized Master bedroom to the front of the property. Decorated in white, with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 9' 7" x 11' 2" (2.91m x 3.4m)

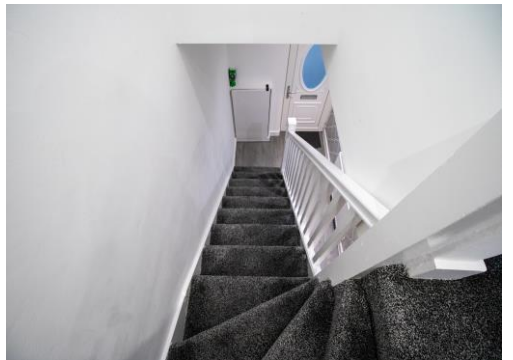
A double sized bedroom to the rear of the property. Decorated in white, with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 7' 11" x 5' 8" (2.41m x 1.73m)

A single sized bedroom to the front of the property. Decorated in white, with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 5' 9" x 6' 5" (1.74m x 1.96m)

A modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a mixer shower over the bath. Fully tiled walls and flooring. 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 E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	44 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.

