



Briarfield Road, Farnworth, Bolton, BL4 0HD

Offers in Excess of £199,950

A fully refurbished 3 bedroom semi detached home with a driveway and a large rear garden, located on Briarfield Rd in the Farnworth area of Bolton in Greater Manchester. Within easy walking distance of St James High School and Bolton Hospital, and close by to the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance porch, an entrance hallway, 2 spacious reception rooms, a brand new kitchen in grey with an integrated electric hob, oven and a chrome extractor hood, a small conservatory and a large rear garden with a patio area and raised upper flower beds. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus a brand new Family bathroom with a 2 piece suite in white, including a basin and a bath tub with a mixer shower over the bath and a glass shower screen, plus a separate toilet adjacent to the Family bathroom. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The property currently has a tenant living in the property who would be happy to stay, paying 1,100 per month rent. However the tenant is aware it is for sale and that they will move out if the buyer doesn't want a tenanted



ACCOMMODATION

Entrance Hallway 11' 11" x 5' 8" (3.62m x 1.72m)

The entrance hallway to the front of the property. Decorated in white, with a grey wood laminate floor. Warmed by a gas central heated radiator.

Lounge 12' 7" x 11' 1" (3.84m x 3.37m)

A spacious lounge to the front of the property. Decorated in white, with a grey wood laminate floor. A large double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 11' 11" x 10' 2" (3.64m x 3.11m)

A second reception room to the rear of the property. Decorated in white, with a grey wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 8' 7" x 7' 1" (2.61m x 2.16m)

A brand new kitchen in grey with an integrated electric hob, oven and a chrome extractor hood. Decorated in white, with a grey wood laminate floor.

Conservatory 5' 9" x 8' 9" (1.74m x 2.67m)

A small, double glazed conservatory to the rear of the property. Decorated in white, with a grey wood laminate floor.

Master bedroom 12' 2" x 10' 4" (3.7m x 3.15m)

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' 2" x 10' 3" (2.8m x 3.13m)

A second 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' 10" x 7' 1" (2.38m x 2.16m)

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 6' 2" x 5' 6" (1.87m x 1.68m)

A brand new Family bathroom with a 2 piece suite in white, including a vanity basin and a bath tub with a mixer shower over the bath and a glass shower screen. A double glazed window is fitted to rear aspect. Warmed by a gas central heated chrome towel holder.

Toilet (adjacent to the Master bedroom) 4' 11" x 2' 4" (1.51m x 0.7m)

A separate toilet, adjacent to the Family bathroom.



Energy rating and score

This property's current energy rating is E. 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		84 B
69-80	C		
55-68	D		
39-54	E	53 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.

