



### St. James Street, Farnworth, Bolton, BL4 9RG

### Offers in the Region Of £220,000

An extremely well presented 3 bedroom semi detached home, with a double driveway and a conservatory to the rear, located on St James Street in the Farnworth area of Bolton in Greater Manchester. Close by to St James High School and Bolton Hospital and with easy access onto the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance lobby, a spacious lounge with a feature modern inset living flame gas fire and surround, a modern fully fitted kitchen with an integrated electric hob, grill, oven, chrome extractor hood, dishwasher and washing machine, an open plan dining area with space for a good sized dining table and chairs, a double glazed conservatory and a large 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 (fitted wardrobes to the master bedroom) and a modern Family bathroom including a vanity basin, toilet and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. EPC is Band C. Leasehold property with 106 years left on the lease. Ground rent is 10.00 per annum.



## ACCOMMODATION

### **Entrance Lobby** 5' 9" x 6' 9" (1.76m x 2.06m)

The entrance lobby to the front of the property. Decorated in light grey with a grey coloured carpet. A composite double glazed entrance door is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Lounge** 14' 9" x 14' 11" (4.5m x 4.54m)

A spacious lounge to the front of the property, with a feature inset living flame gas fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a mid oak wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 9' 8" x 9' 10" (2.94m x 3.0m)

A modern fully fitted kitchen with an integrated electric hob, grill, oven, chrome extractor hood, dishwasher and a washing machine. Comes with tiled walls and flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Dining Area (Open plan adjacent to the kitchen)** 10' 7" x 10' 9" (3.23m x 3.27m)

An open plan dining area with space for a good sized dining table and chairs. Decorated in neutral colours with an oak wooden floor. Double glazed patio doors to the rear aspect lead into the conservatory. Warmed by a gas central heated radiator.

### **Conservatory** 9' 10" x 11' 6" (3.0m x 3.5m)

A double glazed Conservatory to the rear of the property. Space for sofa and chairs. Warmed by a gas central heated radiator.

### **Rear Garden** 36' 7" x 25' 1" (11.15m x 7.65m)

A large rear garden with a patio area and a grass lawn.

### **Master bedroom** 13' 9" x 9' 6" (4.2m x 2.9m)

A double sized Master bedroom to the front of the property. Decorated in light grey with a dark grey carpet. Comes with fully fitted wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 10' 2" x 11' 6" (3.11m x 3.5m)

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

### **Bedroom 3** 10' 0" x 7' 1" (3.05m x 2.15m)

A single sized bedroom to the front of the property. Currently utilised as a home office. Decorated in light grey with a dark grey carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



# Energy rating and score

This property's energy rating is C. 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		86 B
69-80	C	73 C	
55-68	D		
39-54	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.

