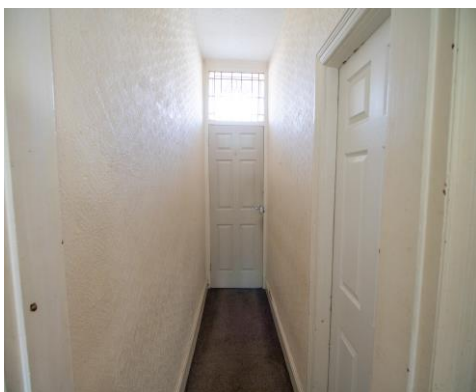




Clifton Street, Farnworth, Bolton, BL4 7HR

Offers Over £139,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! 2 RECEPTION ROOMS! A well presented 2 bedroom mid terraced home, on Clifton Street in the Farnworth area of Bolton in Greater Manchester. Close by to a number of local schools including Harper Green, Mount St Josephs and the very popular St James High School. Offers easy access to Bolton Hospital and the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance vestibule and hallway, 2 spacious reception rooms, a modern kitchen with an integrated electric hob, oven and a chrome extractor hood, plus a low maintenance yard to the rear. To the upper floor you will find 2 double sized bedrooms (fully fitted wardrobes to the Master bedroom) and 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 and a glass shower screen. Comes with double glazed windows throughout. Warmed by gas central heating via a combi boiler. Leasehold property with 882 years left on the lease. Ground rent payable is 1.65 per annum. The EPC is currently band E, but this may change shortly due to a reassessment.



ACCOMMODATION

Entrance Vestibule 3' 11" x 3' 3" (1.2m x 1.0m)

The entrance vestibule to the front of the property.

Entrance Vestibule 12' 9" x 3' 6" (3.88m x 1.07m)

The entrance hallway to the front of the property.

Lounge 12' 2" x 10' 10" (3.72m x 3.3m)

A spacious lounge to the front of the property. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 12' 2" x 14' 3" (3.7m x 4.34m)

A very spacious 2nd Reception Room to the rear of the property. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 9' 3" x 8' 3" (2.81m x 2.52m)

A fully fitted kitchen in cream with contrasting grey worktops. Comes with an integrated electric hob, oven and a chrome extractor hood. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Master bedroom 12' 6" x 12' 2" (3.82m x 3.71m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes to one wall. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 13' 5" x 9' 0" (4.08m x 2.75m)

A second double sized bedroom to the rear of the property. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 9' 7" x 5' 2" (2.93m x 1.57m)

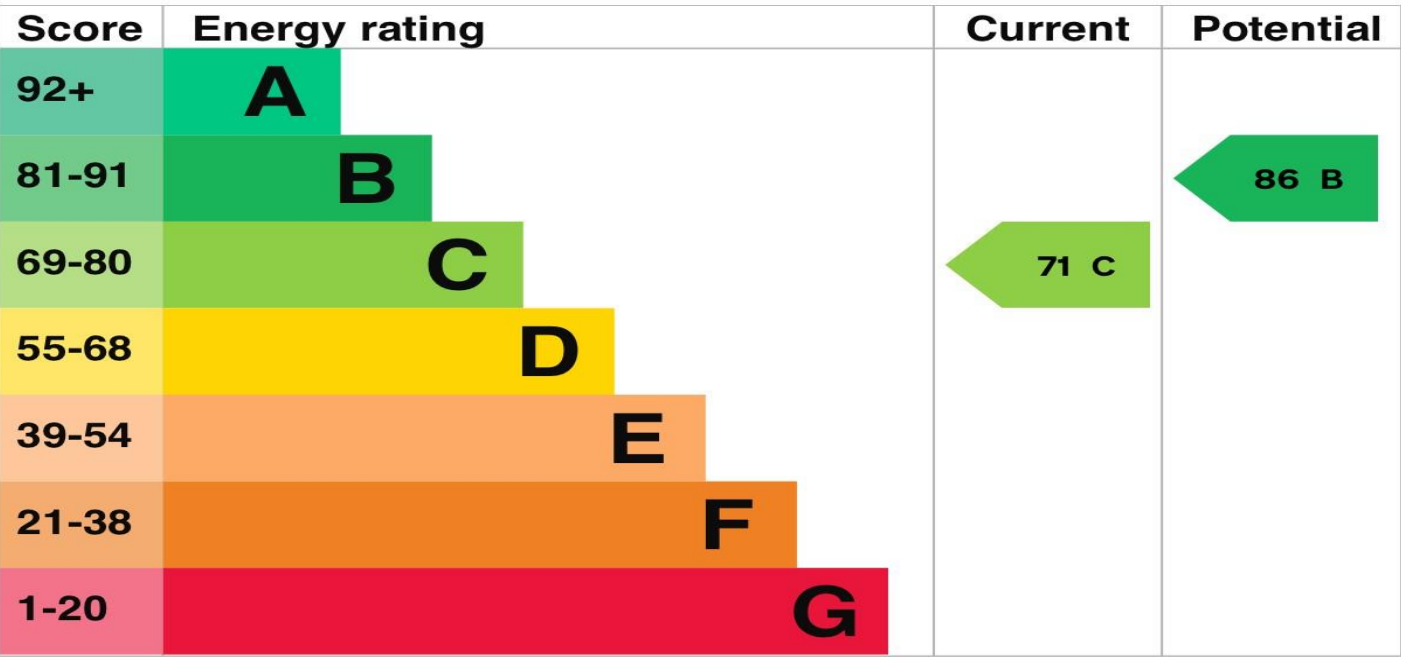
A modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated towel holder.



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.](#)



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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

