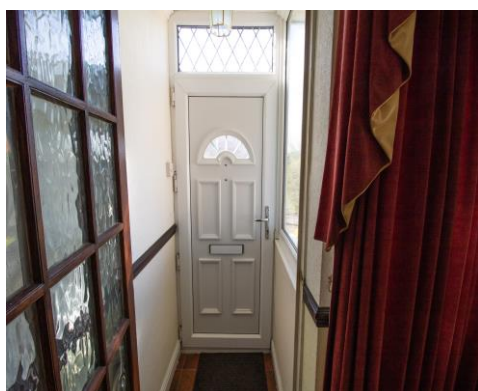




Buttermere Road, Farnworth, Bolton, BL4 0RJ

Offers in the Region Of £229,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! 3 DOUBLE SIZED BEDROOMS! A well presented 3 bedroom semi detached home with a driveway and a garage, located on Buttermere Road in the Farnworth area of Bolton in Greater Manchester. Close by to a number of schools including the highly popular St James High School and within easy reach of Bolton Hospital and the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance porch, a spacious lounge with a feature electric fire and surround, a smaller 2nd Reception, ideal to use as a dining room, an open plan fully fitted kitchen with an integrated gas hob, microwave, grill, oven and a chrome extractor hood, a double glazed conservatory to the rear and a spacious rear garden. (The garden needs developing). To the upper floor you will find 3 double sized bedrooms, a family bathroom including a basin, bath tub and a shower cabinet, a standalone toilet and a converted loft room with a pull down ladder. Comes with double glazed windows and doors throughout, warmed by gas central heating via a combi boiler. Leasehold property with 852 years left on the lease.



RoadBolton

ACCOMMODATION

Entrance Porch 3' 6" x 2' 11" (1.07m x 0.9m)

The entrance porch to the front of the property.

Lounge 18' 10" x 11' 4" (5.73m x 3.45m)

A spacious lounge with a feature electric fire and surround. Decorated in neutral colours with a walnut oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 8' 3" x 11' 10" (2.52m x 3.60m)

A smaller 2nd Reception Room, ideal to use as a dining area. Decorated in neutral colours with a mid oak wooden floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 10' 10" x 9' 4" (3.3m x 2.84m)

An open plan kitchen with an integrated gas hob, microwave, grill, oven and a chrome extractor hood. Space for a large fridge freezer. Plumbed in for a washing machine.

Conservatory 6' 4" x 13' 2" (1.92m x 4.02m)

A good sized double glazed Conservatory to the rear of the property.

Rear Garden

A spacious rear garden. The garden does require some development.

Master bedroom 13' 4" x 11' 4" (4.07m x 3.46m)

A double sized Master bedroom to the front of the property. Decorated in neutral colour with a mid oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 13' 6" x 8' 7" (4.12m x 2.61m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a beige patterned carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 13' 6" x 8' 7" (4.12m x 2.61m)

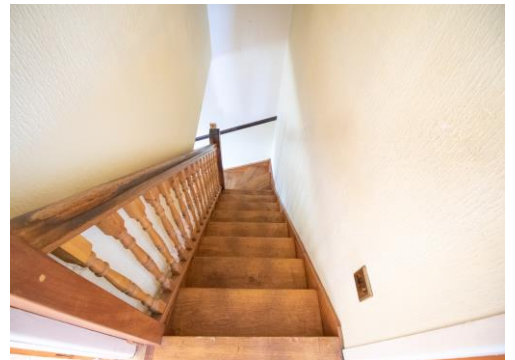
A third double sized bedroom to the front of the property. Decorated in neutral colours with a mid oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 8' 8" x 8' 6" (2.65m x 2.58m)

A modern Family bathroom with a basin, bath tub and a shower cabinet. Part tiled walls and a fully tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Standalone Toilet 6' 3" x 2' 11" (1.91m x 0.9m)

A standalone toilet, adjacent to the Family bathroom.



Converted Loft Room 9' 6" x 13' 11" (2.9m x 4.23m)

A good sized converted loft room with a pull down ladder fitted. Decorated in neutral colours with a mid oak wood laminate floor. Fitted with a velux style window into the roof space.



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	69 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.

For properties in England and Wales:

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

