



Worsley Road, Farnworth, Bolton, BL4 9LX

Offers in the Region Of £174,950

2 SPACIOUS RECEPTION ROOMS, 3 DOUBLE SIZED BEDROOMS, OFF ROAD PARKING TO THE REAR! A very spacious well presented 3 bedroom end terraced home, located on Worsley Rd in the Farnworth area of Bolton. Close by to local shops, supermarkets, St James High School and Bolton Hospital. Offers excellent transport links, the M60 motorway junction is only a minutes drive and within walking distance of Farnworth and Kearsley Railway Stations. Briefly comprises of the following, an entrance porch and hallway, a spacious lounge with a feature wood burner fire set back within an inglenook fireplace, an open plan second reception room, a fully fitted kitchen including a gas hob, grill, oven and an extractor hood, plus a low maintenance yard with a car port and off road parking for one car. To the upper floor you will find 3 double sized bedrooms and a 4 piece Family bathroom including a basin, toilet, corner bath tub and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC is Band D. Leasehold property with 881 years left on the lease. 5 pounds per annum ground rent.



ACCOMMODATION

Entrance Vestibule 4' 3" x 4' 11" (1.3m x 1.5m)

The entrance vestibule to the front of the property. Fitted with a composite entrance door to the front aspect with a wooden inner door leading to the entrance hallway.

Entrance Hallway 22' 4" x 4' 11" (6.81m x 1.5m)

A long entrance hallway into the property. Decorated in neutral colours with a dark oak wooden floor. Warmed by a large gas central heated radiator. Space to store items below the stairwell. (Out of shot)

Lounge 13' 5" x 12' 0" (4.08m x 3.67m)

A spacious lounge to the front of the property with a feature wood burner fire set back in an inglenook style fireplace. Plenty of space for modern furniture to fit easily. Decorated in aqua green with a dark oak wooden floor. A large double glazed bay fronted window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 13' 3" x 11' 3" (4.05m x 3.44m)

A spacious open plan 2nd Reception Room to the rear of the property. Currently utilised as a games room. Decorated in cream and grey colourways with a dark oak wooden floor. Fitted with 2 double glazed windows to the rear and the side aspect respectively.

Kitchen 12' 6" x 10' 10" (3.8m x 3.3m)

A fully fitted kitchen to the rear of the property, including a gas hob, grill, oven and an extractor hood. Plumbed in for a washing machine. There is space for a dining table and chairs. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

Rear Yard

A low maintenance yard to the rear of the property. Comes with a carport and gated off road parking for one car.

Master bedroom 13' 7" x 16' 10" (4.14m x 5.13m)

A very spacious Master bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. Plenty of space for fitted or free standing wardrobes. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 13' 1" x 11' 6" (4.0m x 3.51m)

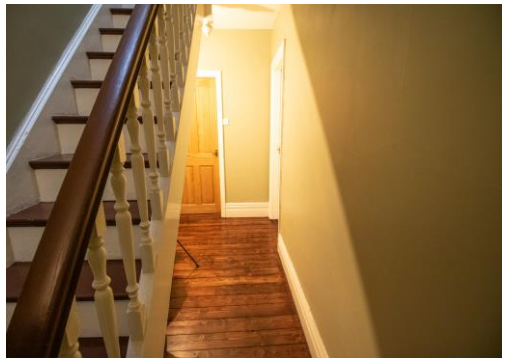
A second double sized bedroom to the rear of the property. Decorated in grey and yellow with a grey coloured carpet. A double glazed window is fitted to the rear of the property. Warmed by a gas central heated radiator.

Bedroom 3 10' 3" x 8' 11" (3.12m x 2.73m)

A third double size bedroom to the rear of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 7' 9" x 7' 11" (2.35m x 2.42m)

A four piece Family bathroom in white, including a vanity basin, toilet, corner bath tub and a shower cabinet. Comes with fully tiled walls and flooring. A double glazed window is fitted to the side aspect. Warmed by a gas central heated chrome towel holder.



Energy rating and score

This property's energy rating is D. 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		75 C
55-68	D	62 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

