



Frederick Street, Farnworth, Bolton, BL4 9AL

Offers in the Region Of £169,950

An extremely well presented modern 2 bedroom terraced home, with a front garden, located on Frederick St in the Farnworth area of Bolton in Greater Manchester. Close by to the centre of Farnworth, making it an easy trip to the local shops and supermarkets. The M60 motorway junction is only a minutes drive from the property and only a short walk to Farnworth train station offering excellent transport links into Manchester City Centre and Airport. Briefly comprises of the following, an entrance hallway, a very spacious lounge with plenty of space for modern furniture, a modern fully fitted kitchen with an integrated gas hob, grill and oven, with a good sized cottage style yard to the rear. To the upper floor you will find 2 double sized bedrooms 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 and doors throughout. Warmed by gas central heating via a combi boiler. EPC is Band C, FREEHOLD PROPERTY.



ACCOMMODATION

Entrance Hallway 12' 4" x 3' 2" (3.77m x 0.97m)

A long entrance hallway to the front of the property. Decorated in neutral colours with a light grey carpet. Fitted with a modern composite entrance door to the front aspect. Warmed by a gas central heated radiator.

Lounge 14' 2" x 9' 9" (4.32m x 2.96m)

A very spacious lounge to the rear of the property. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a gold patterned feature wall and a grey coloured carpet. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 8' 9" x 11' 10" (2.67m x 3.6m)

A modern fully fitted kitchen in white with contrasting worktops. Comes with an integrated gas hob, grill and oven. Decorated in neutral colours with black wall tiling and a mid grey tiled floor. A double glazed window is fitted to the front aspect.

Rear Yard 8' 6" x 16' 6" (2.6m x 5.03m)

A lovely well maintained, cottage style rear yard with seating area.

Master bedroom 8' 10" x 12' 10" (2.7m x 3.92m)

A double sized bedroom to the front of the property. Decorated in grey with a patterned feature wall and a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 10' 8" x 8' 11" (3.26m x 2.71m)

A double sized bedroom to the rear of the property. Space for fitted or free standing wardrobes. Decorated in lilac with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 8' 1" x 5' 11" (2.46m x 1.81m)

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. Decorated in neutral colours with a fully tiled wall around the bath tub. Fitted with a double glazed window 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		87 B
69-80	C	71 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:

