



**Glenfield Square, Farnworth, Bolton, BL4 7TG**

**Offers in the Region Of £129,950**

**FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION!** A well presented 2 bedroom mid terraced home, located within a quiet cul-de-sac in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, a spacious lounge with plenty of space for modern furniture, a modern fully fitted kitchen in grey with an integrated gas hob, oven, extractor hood and an open plan dining area, plus a good sized tiered, low maintenance rear garden. To the upper floor you will find 2 double sized bedrooms (both with fitted wardrobes) and a modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with an electric shower over the bath. Comes with double glazed windows and doors throughout. Warmed by gas central heating. Off road parking is available to the front. Within easy reach of Moses Gate Train Station, the M60 motorway junction, Bolton Hospital and St James High School. Leasehold property with 856 years left on the lease. Peppercorn ground rent. The EPC is Band D.





## ACCOMMODATION

### **Lounge** 16' 3" x 12' 4" (4.95m x 3.75m)

A spacious lounge to the front of the property. Plenty of space for modern furniture to fit easily. Decorated in neutral colours 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.

### **Kitchen** 9' 3" x 12' 3" (2.83m x 3.73m)

A modern fully fitted kitchen in grey. Comes with an integrated gas hob, oven, extractor hood and an open plan dining area. Decorated in neutral colours with a patterned tile floor. Two double glazed windows and entrance door are fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Open plan Dining Area (Kitchen)**

An open plan dining area, adjacent to the fully fitted kitchen. Decorated in neutral colours with a patterned tile floor. (Room measurement, please see details for the kitchen, full room size is on there)

### **Rear Garden** 28' 10" x 13' 2" (8.8m x 4.01m)

A low maintenance, tiered garden to the rear.

### **Master bedroom** 9' 6" x 12' 3" (2.9m x 3.74m)

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

### **Bedroom 2** 9' 5" x 10' 5" (2.86m x 3.18m)

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

### **Family Bathroom** 9' 11" x 4' 9" (3.02m x 1.44m)

A modern Family bathroom with a 3 piece suite in white. Comes with a basin, toilet and a bath tub with an electric shower over the bath.





## Energy rating and score

This property's energy rating is D. 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		83 B
69-80	C		
55-68	D	55 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

