



Georgiana Street, Farnworth, Bolton, BL4 7HQ

£115,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! REQUIRES REFURBISHMENT AND MODERNISATION, PRICED ACCORDINGLY. IDEAL FOR FIRST TIME BUYERS OR INVESTORS! A 2 bedroom mid terraced property located on Georgiana Street in the Farnworth area of Bolton in Greater Manchester. Located close by to St James High School, Bolton Hospital, Moses Gate Train Station and the M60 motorway junction. Briefly comprises of an entrance vestibule, spacious lounge, kitchen with space for a dining table and chairs, and a low maintenance fully enclosed rear yard. To the upper floor you will find 2 bedrooms, a very spacious double sized Master bedroom and a small single sized 2nd bedroom, plus a 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. Leasehold property with 875 years left on the lease, 3.10 per annum ground rent. The EPC is ordered and will be live on the advert soon.



ACCOMMODATION

Entrance Vestibule 3' 11" x 3' 4" (1.2m x 1.02m)

The entrance vestibule to the front of the property. Fitted with a composite entrance door to the front aspect.

Lounge 13' 11" x 13' 6" (4.24m x 4.11m)

A spacious lounge with a feature gas fire and surround. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 9' 8" x 13' 6" (2.95m x 4.11m)

A large kitchen with space for a dining table and chairs, to the rear of the property. Fitted with a double glazed window and a composite entrance door to the rear aspect. Warmed by a gas central heated radiator.

Rear Yard 19' 11" x 14' 1" (6.06m x 4.3m)

A low maintenance, fully enclosed and secure yard to the rear.

Master bedroom 13' 11" x 13' 6" (4.23m x 4.11m)

A very spacious double sized Master bedroom to the front of the property. Space for fitted or free standing wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 6' 8" x 8' 2" (2.04m x 2.5m)

A small single sized bedroom to the rear of the property. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 9' 2" x 5' 0" (2.8m x 1.52m)

A 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. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



