



Parkfield Avenue, Farnworth, Bolton, BL4 9PZ

Offers in the Region Of £210,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! TOTALLY REFURBISHED INTERIOR! ALL BRAND NEW INCLUDING KITCHEN, FAMILY BATHROOM, DECOR AND CARPETS! An extremely well presented 3 bedroom semi detached property with a driveway, located on Parkfield Avenue in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a spacious lounge, a modern brand new kitchen including an integrated gas hob, oven and a chrome extractor hood, plus a large rear garden with a patio area and a grass lawn. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom plus a brand new Family bathroom with a 3 piece suite in white including a basin, toilet and a bath tub with an electric 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. The EPC is Band D, Leasehold property with 101 years left on the lease, 10 pounds per annum ground rent.



ACCOMMODATION

Lounge 12' 10" x 13' 7" (3.9m x 4.15m)

A spacious lounge to the front of the property. Decorated in white, with a brand new grey coloured carpet. 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' 11" x 17' 5" (3.02m x 5.3m)

A brand new, modern, fully fitted kitchen in light grey, with an integrated gas hob, oven and a chrome extractor hood. Decorated in white with a grey wood laminate floor. Plumbed in for a washing machine. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden 30' 9" x 21' 2" (9.37m x 6.44m)

A spacious rear garden with a patio area and a grass lawn.

Master bedroom 12' 5" x 10' 5" (3.78m x 3.18m)

A double sized Master bedroom to the front of the property. Decorated in white, with a brand new carpet in grey. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 9' 6" x 10' 5" (2.9m x 3.17m)

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

Bedroom 3 9' 5" x 6' 7" (2.86m x 2.0m)

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

Family Bathroom 6' 3" x 6' 5" (1.9m x 1.95m)

A brand new, 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 and a glass shower screen.



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		87 B
69-80	C		
55-68	D	66 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

