



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)

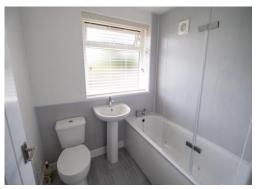
A brand new, modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with an electric shower over the bath and a glass shower screen.











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.



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