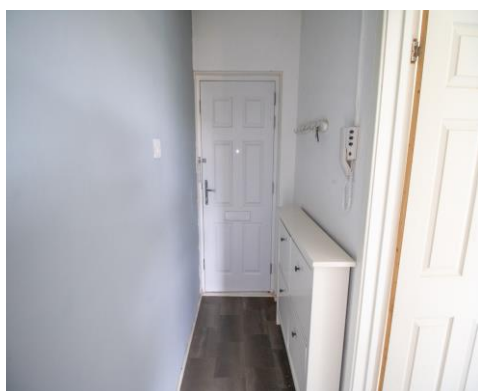




Coniston Avenue, Farnworth, Bolton, BL4 0PZ

Offers in the Region Of £84,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented 2 bedroom upper floor apartment, located on Coniston Avenue in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, a modern fully fitted kitchen with an integrated electric hob and oven, a spacious lounge with a feature electric fire and surround, a double sized bedroom and 1 single bedroom plus 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 a composite entrance door and double glazed windows throughout. Warmed by gas central heating. Close by to local shops and mini supermarkets, Bolton Hospital, local schools and the M61/M60 motorway network. Leasehold property with 89 years left on the lease. (The vendor is looking into making the property freehold currently). 10 pounds per annum ground rent. Service charge is 420 pounds per annum.



ACCOMMODATION

Entrance Hallway 8' 4" x 3' 10" (2.53m x 1.17m)

The entrance hallway. Decorated in neutral colours with a grey wood laminate floor. Fitted with a composite entrance door. Warmed by a gas central heated radiator.

Kitchen 10' 11" x 7' 5" (3.34m x 2.25m)

A modern fully fitted kitchen in white with contrasting dark grey worktops. Comes with an integrated electric hob and an oven. Decorated in white, with part tiled walls and a grey vinyl floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Lounge 11' 5" x 14' 8" (3.48m x 4.46m)

A spacious lounge with a feature electric fire and surround. Decorated in light grey with a dark grey carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 8' 4" x 6' 2" (2.54m x 1.88m)

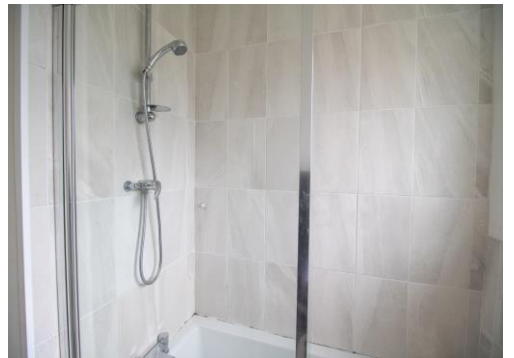
A modern Family bathroom with a 3 piece suite in white. Comes with a basin, toilet and a bath tub with an electric shower over the bath and a glass shower screen. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated towel holder.

Master bedroom 11' 6" x 10' 10" (3.51m x 3.31m)

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

Bedroom 2 10' 11" x 7' 7" (3.32m x 2.3m)

A single 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.



Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 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.

