



£170,000

Brian Road, Farnworth, Bolton, BL4 0JD

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! REQUIRES REFURBISHMENT AND MODERNISATION, PRICED ACCORDINGLY! A spacious 3 bedroom semi detached home with a driveway and a large rear garden, located on Brian Road in the Farnworth area of Bolton in Greater Manchester. Close by to Bolton Hospital, St James High School and offers easy access to the M60/M61 motorway junctions. Briefly comprises of the following, a driveway and small garden to the front, an entrance hallway, 2 Reception Rooms, a kitchen and a large rear garden. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus a Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub. Comes with double glazed windows throughout. Warmed by gas central heating via a combi boiler. Leasehold property with 898 years left on the lease, ground rent is 101.25 per annum. The EPC is Band E.



ACCOMMODATION

Entrance Hallway 14' 1" x 6' 0" (4.3m x 1.83m)

The entrance hallway to the front of the property.

Lounge 11' 3" x 12' 0" (3.43m x 3.66m)

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

Reception Room 2 11' 3" x 11' 10" (3.42m x 3.60m)

A second reception room to the rear of the property. Fitted with 2 double glazed windows and an entrance door to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 8' 10" x 6' 7" (2.7m x 2.0m)

A fitted kitchen with a standalone electric hob, grill and an oven.

Rear Garden

A very spacious rear garden. Space to extend the property if required.

Master bedroom 11' 7" x 11' 3" (3.52m x 3.44m)

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

Bedroom 2 11' 4" x 12' 0" (3.45m x 3.65m)

A second double 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.

Bedroom 3 7' 11" x 7' 1" (2.41m x 2.17m)

A single sized bedroom to the front of the property. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 6' 6" x 6' 0" (1.98m x 1.83m)

A Family bathroom to the rear of the property. Comes with a 3 piece suite in white, including a basin, toilet and a bath tub. 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 E. 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		82 B
69-80	C		
55-68	D		
39-54	E	43 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:

