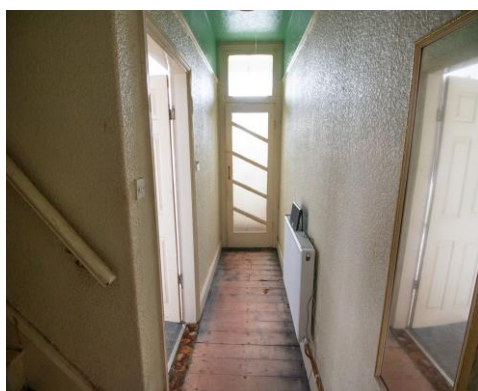




Langdale Street, Farnworth, Bolton, BL4 9NR

Offers Over £129,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! REQUIRES A FULL REFURBISHMENT AND MODERNISATION, PRICED ACCORDINGLY! A spacious 3 bedroom mid terraced located on Langdale Street in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule and hallway, 2 Reception Rooms, a kitchen and a small yard to the rear. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom plus a spacious 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. The EPC is band F. Leasehold property with 882 years left on the lease, 1.10 ground rent per annum.



ACCOMMODATION

Entrance Vestibule 3' 10" x 3' 5" (1.18m x 1.03m)

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

Entrance Hallway 12' 4" x 3' 10" (3.75m x 1.16m)

The entrance hallway to the front of the property. Warmed by a gas central heated radiator.

Lounge 13' 11" x 13' 0" (4.24m x 3.96m)

A spacious lounge to the front of the property. Comes with a feature living flame gas fire and surround. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 11' 6" x 16' 5" (3.5m x 5.0m)

A spacious 2nd Reception room to the rear of the property. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 7' 8" x 10' 2" (2.34m x 3.1m)

A good sized kitchen to the rear of the property. Fitted with a double glazed window to the side aspect. Warmed by a gas central heated radiator.

Family Bathroom 9' 10" x 7' 2" (3.0m x 2.19m)

A spacious Family bathroom 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.

Master bedroom 12' 6" x 10' 5" (3.81m x 3.18m)

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

Bedroom 2 9' 11" x 8' 11" (3.02m x 2.71m)

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 17' 6" x 6' 1" (5.34m x 1.86m)

A single sized bedroom to the front of the property. 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 F. 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		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 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:

