



Park Street, Farnworth, Bolton, BL4 7PH

Offers in the Region Of £135,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented 2 bedroom mid terraced home, located on Park Street in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge with a feature gas fire and surround, a fully fitted kitchen with space for a dining table and chairs, plus a low maintenance fully enclosed rear yard. To the upper floor you will find 2 double sized bedrooms and a family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. Comes with double glazed windows throughout. Warmed by gas central heating via a combi boiler. Close by to the centre of Farnworth, with easy access to the M60 motorway junction, Farnworth train station and Bolton Hospital. Leasehold property with 863 years left on the lease, 2 pounds per annum ground rent. The EPC is ordered and will be live on the advert soon.



ACCOMMODATION

Entrance Vestibule 3' 8" x 3' 1" (1.12m x 0.93m)

The entrance vestibule to the front of the

Lounge 14' 4" x 13' 0" (4.38m x 3.95m)

A spacious lounge with a feature gas fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a grey wood laminate floor. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Kitchen 12' 4" x 12' 8" (3.77m x 3.86m)

A fully fitted kitchen to the rear of the property. Comes with a standalone electric hob, grill and oven. Plumbed in for a washing machine. Space for a tall fridge freezer. To the left there is space for a good sized dining table and chairs. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Yard 14' 9" x 13' 1" (4.5m x 4.0m)

A good sized low maintenance fully enclosed yard to the rear.

Upper floor Landing 8' 8" x 6' 3" (2.63m x 1.9m)

The upper floor landing area. Decorated in neutral colours with a grey coloured carpet.

Master bedroom 10' 6" x 13' 0" (3.19m x 3.95m)

A double sized Master bedroom to the front of the property. 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.

Bedroom 2 10' 5" x 10' 8" (3.17m x 3.26m)

A double sized bedroom to the rear of the property. Comes with fitted wardrobes to the left hand wall. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 5' 6" x 7' 0" (1.68m x 2.14m)

A fully fitted family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath.



