



**Reed Close, Farnworth, Bolton, BL4 7EF**

**Offers in the Region Of £110,000**

FOR SALE WITH NO ONWARD CHAIN! ALLOCATED CAR PARKING SPACE! An extremely well presented 2 bedroom upper floor apartment located at Reed Close in the Farnworth area of Bolton in Greater Manchester. Close by to the centre of Farnworth, Bolton Hospital and the M60/M61 motorway junctions. Briefly comprises of the following, an entrance hallway, a very spacious lounge with plenty of space for modern furniture to fit easily, a modern open plan kitchen with an integrated gas hob, oven and a chrome extractor hood, a modern family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen, plus 2 bedrooms, a double sized Master bedroom and one single bedroom. Comes with double glazed windows throughout. Warmed by gas central heating via a combi boiler. Leasehold property with 233 years left on the lease, 125 pounds per annum ground rent. Service charges are 960 pounds per annum. The EPC has been ordered and will be live on the advert soon.





## ACCOMMODATION

### **Entrance Hallway** 5' 7" x 9' 5" (1.7m x 2.88m)

The entrance hallway. Decorated in neutral colours with a grey coloured carpet. Warmed by a gas central heated radiator.

### **Lounge** 15' 8" x 17' 10" (4.77m x 5.44m)

A very spacious lounge with plenty of space for modern furniture to fit easily. Decorated in white with a grey coloured carpet. Fitted with double glazed windows to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 9' 8" x 6' 4" (2.95m x 1.92m)

A modern open plan kitchen in light grey. Comes with an integrated gas hob, oven and a chrome extractor hood. Plumbed in for a washing machine. Space for a tall fridge freezer. A double glazed window is fitted to the side aspect.



### **Master bedroom** 11' 7" x 10' 5" (3.54m x 3.17m)

A double sized master bedroom. Space for fitted or free standing wardrobes. Decorated in light grey with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



### **Bedroom 2** 9' 10" x 7' 7" (3.0m x 2.32m)

A single bedroom with space for a single bed and home computer desk. Decorated in white with a grey coloured carpet. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.



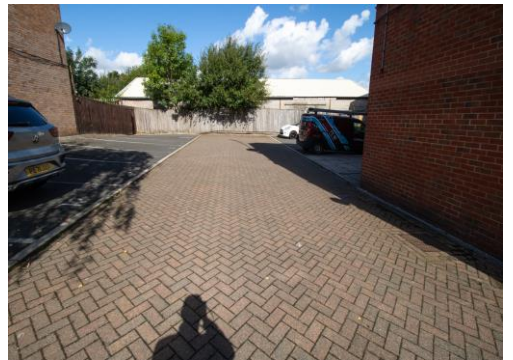
### **Family Bathroom** 6' 11" x 5' 7" (2.11m x 1.7m)

A modern Family bathroom with a 3 piece suite in white. Comes with a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Decorated in white, with a grey coloured floor. Part tiled walls around the bath tub in grey. Warmed by a gas central heated radiator.



### **Allocated Car Parking**

Allocated car parking to the rear of the property.





## Energy rating and score

This property's energy rating is C. 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             | 79 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.

For properties in England and Wales:

