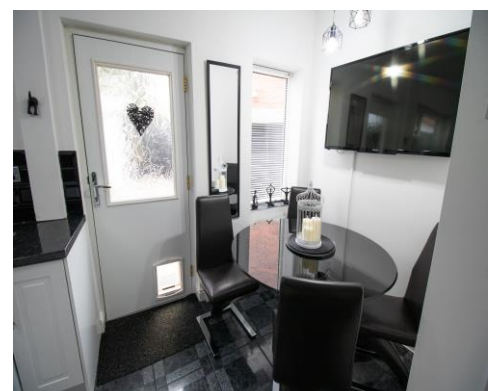




St. James Street, Farnworth, Bolton, BL4 9RG

Offers in the Region Of £245,000

An extremely well presented 3 bed semi detached home, with a gated driveway, garage and a summer house to the rear, located on St James Street in the Farnworth area of Bolton in Greater Manchester. Close by to St James High School, Bolton hospital and the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance lobby, a spacious lounge with a feature living flame gas fire and surround, a modern fully fitted kitchen with an integrated five burner hob, oven and an extractor hood, an open plan dining area and a low maintenance rear garden with a summer house included. To the upper floor you will find 2 double sized bedrooms and 1 single bedroom, (fully fitted wardrobes to 2 of the bedrooms) and a modern Family bathroom with a 3 piece suite in white including a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold property with 120 years left on the lease, ground rent is 10 pounds per annum. The EPC is a band C.



ACCOMMODATION

Lounge 14' 7" x 14' 8" (4.45m x 4.46m)

A spacious lounge with a feature living flame gas fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a grey patterned feature wall and grey wooden flooring. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 9' 5" x 11' 3" (2.86m x 3.42m)

A modern fully fitted kitchen with an integrated 5 burner gas hob, oven and a chrome extractor hood. Decorated in neutral colours with a grey checked floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Open plan dining area 10' 3" x 8' 4" (3.13m x 2.53m)

An open plan dining area adjacent to the kitchen. Space for a good sized dining table and chairs. Decorated in neutral colours with a grey checked floor. A double glazed window and entrance door are fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden 18' 3" x 21' 11" (5.56m x 6.68m)

A spacious low maintenance garden. Comes with a summer house.

Master bedroom 13' 9" x 27' 7" (4.2m x 8.42m)

A double sized bedroom to the front of the property. Comes with fully fitted sliding wardrobes all along one wall. 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' 4" x 10' 0" (3.16m x 3.04m)

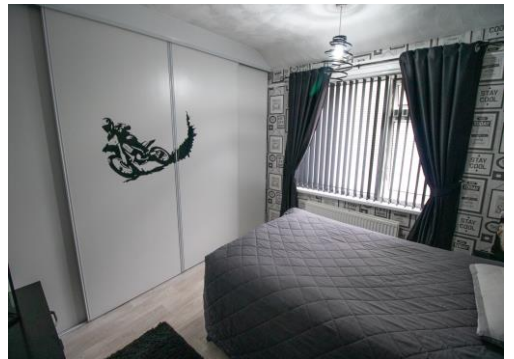
A second double sized bedroom to the rear of the property. Comes with fully fitted sliding wardrobes along one wall. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 10' 7" x 7' 1" (3.22m x 2.16m)

A single sized bedroom to the rear of the property. 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.

Family Bathroom 8' 1" x 7' 0" (2.47m x 2.14m)

A modern Family bathroom with a 3 piece suite in white, including a vanity basin, toilet and a bath tub with a 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 radiator.



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		84 B
69-80	C	70 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:

