



Piggott Street, Farnworth, Bolton, BL4 9PL

Offers in the Region Of £199,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! VERY SPACIOUS DETACHED 2 BED BUNGALOW, 2 DOUBLE SIZED BEDROOMS! GARAGE TO THE REAR! A well presented 2 bedroom detached bungalow located on Piggott Street in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a very spacious lounge, a fully fitted kitchen in white with contrasting worktops, 2 double sized bedrooms, a family bathroom including a basin, toilet and a shower cabinet, a low maintenance rear garden and a single garage. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Close by to the centre of Farnworth, Bolton Hospital and the M60 motorway junction. Leasehold property with 935 years left on the lease, 10.00 per annum ground rent. EPC is band D.



ACCOMMODATION

Front Garden 24' 8" x 35' 4" (7.51m x 10.77m)

A very spacious, low maintenance garden to the front of the property.

Entrance Lobby 3' 6" x 6' 2" (1.07m x 1.87m)

The entrance lobby to the front of the property. Decorated in neutral colours with a mid oak wooden floor. Fitted with a double glazed entrance door to the front aspect.

Lounge 12' 3" x 19' 0" (3.73m x 5.78m)

A very spacious lounge to the front of the property. Decorated in neutral colours with a mid oak wooden floor. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Kitchen 11' 8" x 8' 10" (3.56m x 2.7m)

A fully fitted kitchen in white with contrasting worktops. Comes with a 5 burner gas hob and an oven. Plumbed in for a washing machine. Decorated in colours with a patterned floor. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

Master bedroom 10' 11" x 12' 5" (3.34m x 3.78m)

A double sized Master bedroom to the rear of the property. Decorated in neutral colours with a light brown carpet. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2 10' 11" x 10' 10" (3.34m x 3.30m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a light brown carpet. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 8' 4" x 6' 8" (2.55m x 2.02m)

A family bathroom with a 3 piece suite including a basin, toilet and a shower cabinet. Decorated in white with a patterned floor. double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden

A low maintenance garden to the rear.

Garage

A single garage to the rear of the property.



Energy rating and score

This property's energy rating is D. 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		
55-68	D	67 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:

