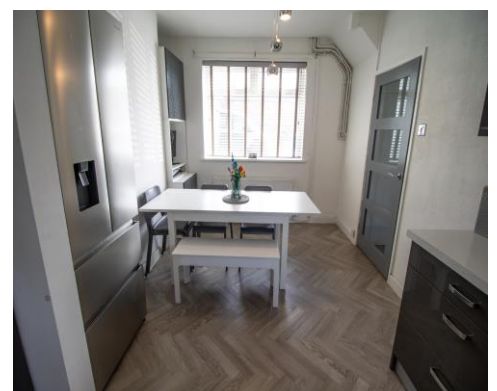
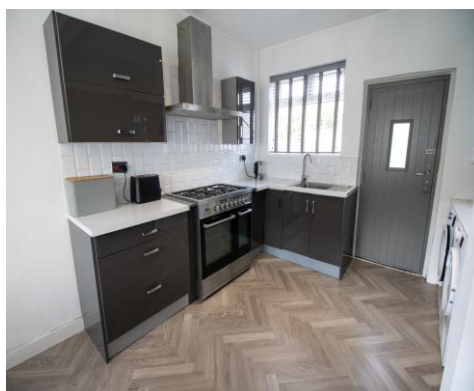




Whins Avenue, Farnworth, Bolton, BL4 0NP

Offers in the Region Of £185,000

An extremely well presented 3 bedroom mid terraced property with a double driveway to the front and a spacious rear garden, located on Whins Avenue in the Farnworth area of Bolton in Greater Manchester. Close by to a number of local schools including St James High School, Bolton Hospital and offers easy access onto the M60 and M61 motorway. Briefly comprises of the following, an entrance hallway, a spacious lounge, a modern fully fitted kitchen including a 5 burner gas hob, double oven and a chrome extractor hood, an open plan dining area with space for a good sized dining table and chairs, and a spacious landscaped garden including a patio area, grass lawn and a brick built garden shed. To the upper floor you will 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus a modern Family bathroom including a vanity basin, toilet and a bath tub with a mixer 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. EPC is band C. Leasehold property with 948 years left on the lease. 15.00 per annum ground rent.



ACCOMMODATION

Entrance Hallway 6' 0" x 13' 11" (1.82m x 4.23m)

The entrance hallway to the front of the property. Decorated in neutral colours with a grey wood laminate floor. Fitted with a double glazed entrance door to the front aspect. Warmed by a gas central heated radiator.

Lounge 12' 7" x 13' 3" (3.84m x 4.03m)

A spacious lounge to the rear of the property. Decorated in neutral colours with a grey wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 18' 6" x 10' 10" (5.64m x 3.3m)

A modern fully fitted kitchen in grey with contrasting worktops. Comes with a 5 burner gas hob, double oven and a chrome extractor hood. Plumbed in for a washing machine with space for a tall fridge freezer. Decorated in neutral colours with a grey wood laminate floor. A double glazed window and entrance door are fitted to the rear aspect. Warmed by a gas central heated radiator.

Dining Area (open plan)

An open plan dining area within the kitchen. Space for a good size dining table and chairs. Decorated in neutral colours with a grey wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator. (For room size, please see kitchen, that is the full room size including the dining area)

Rear Garden 36' 1" x 16' 1" (11.0m x 4.90m)

A spacious landscaped rear garden including a patio area, grass lawn and a brick built garden shed.

Upper floor landing 9' 7" x 9' 4" (2.91m x 2.84m)

The upper floor landing area. Decorated in grey and white colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Master bedroom 12' 7" x 11' 11" (3.84m x 3.63m)

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

Bedroom 2 10' 3" x 10' 9" (3.13m x 3.28m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a patterned feature wall and a light grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 8' 11" x 8' 10" (2.72m x 2.70m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a light grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 7' 5" x 6' 8" (2.26m x 2.04m)

A modern Family bathroom including a vanity basin, toilet and a bath tub with a mixer shower over the bath and a folding glass shower screen. Part tiled walls around the bath tub with a grey wood laminate floor. A double glazed window is fitted to the front 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		86 B
69-80	C	69 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:

