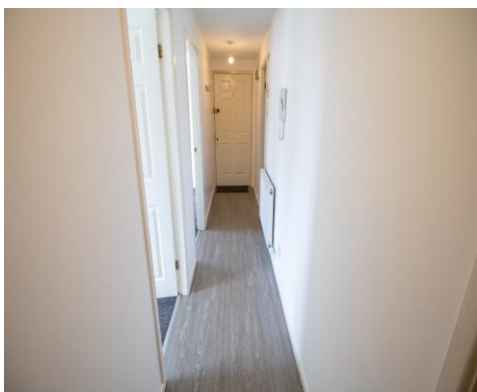




**Lever House, Moorfield Chase, Bolton, BL4 9DW**

**Offers in the Region Of £96,500**

RARE GROUND FLOOR APARTMENT! FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! An extremely well presented 2 bedroom ground floor apartment located at Lever House, Moorfield Chase in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, a spacious lounge, a modern kitchen including an integrated electric hob, oven and an extractor hood, 2 bedrooms, a double sized Master bedroom and one single bedroom plus a modern Family bathroom 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 throughout. Warmed by electric wall heaters. Secure key entry communal area. Large car park to the rear of the apartments. Close by to the centre of Farnworth, with a local tesco supermarket within easy walking distance. Offers excellent transport links, the M60 motorway junction is only a minute away by car. Leasehold with 769 years left on the lease. 50.00 per annum ground rent. EPC is band C.



## ACCOMMODATION

### **Entrance Hallway** 19' 6" x 3' 7" (5.94m x 1.08m)

A long entrance hallway. Decorated in neutral colours with a light grey wood laminate floor. Warmed by an electric wall heater.

### **Lounge** 17' 10" x 9' 10" (5.44m x 3.0m)

A spacious lounge with space for a sofa and a dining table and chairs. Decorated in white with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by an electric wall heater.

### **Kitchen** 6' 6" x 8' 2" (1.97m x 2.49m)

A modern fully fitted kitchen including an electric hob, oven and an extractor hood. Plumbed in for a washing machine.

### **Family Bathroom** 5' 9" x 6' 11" (1.76m x 2.12m)

A modern Family bathroom including a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen.

### **Master bedroom** 8' 10" x 9' 9" (2.7m x 2.96m)

A double sized Master bedroom. Decorated in white with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by an electric wall heater.

### **Bedroom 2** 8' 10" x 8' 6" (2.68m x 2.60m)

A single sized bedroom. Decorated in white with a grey coloured carpet. A double glazed window is fitted to the front aspect.



# Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 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

