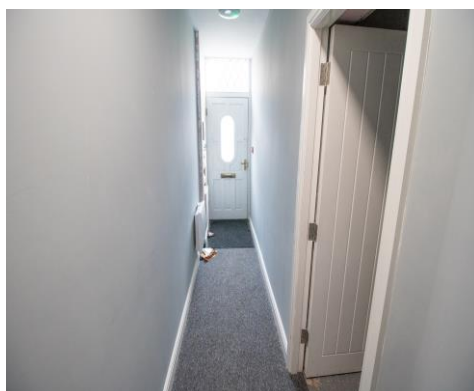




Plodder Lane, Farnworth, Bolton, BL4 0BT

Guide Price £117,500

FOR SALE BY THE MODERN METHOD OF AUCTION!, (SEE NOTES BELOW). NO ONWARD CHAIN!
VACANT POSSESSION! UNFINISHED PROJECT, CONVERSION INTO SELF CONTAINED ROOMS. CASH INVESTORS WANTED! Set over 3 floors to the main building with a further development to the rear of the property. Briefly comprises of the following, an entrance hallway, room one to the ground floor, with a lounge, bedroom and a bathroom, room 2 to the second floor with a lounge, kitchen, bathroom and bedroom, plus room 3 to the third floor, with a small lounge/bedroom, kitchen and a bathroom. To the rear and through its own entrance is room 4 with a lounge, kitchen, bathroom and small bedroom. Please view before purchasing if possible to understand the layout and works required to finish off the project. Double glazed windows and doors throughout. Leasehold with 864 years left on the lease, ground rent is 1.50 per annum approx. (Landlord is absent so ground rent has never been paid, an absent landlord policy is in place). Lack of planning and building regulations in place. To place a formal bid on the property please contact Jacob at I am Sold (auctioneers). FOR SALE BY THE



ACCOMMODATION

Entrance Hallway 16' 9" x 3' 5" (5.1m x 1.03m)

The entrance hallway to the front of the property. Decorated in light grey with a brand new carpet in grey. A double glazed composite entrance door is fitted to the front aspect.

Room 1 - Lounge (Ground Floor) 17' 11" x 11' 1" (5.45m x 3.37m)

The lounge/kitchen area, unfinished.

Room 1 - Bedroom 10' 0" x 10' 8" (3.04m x 3.25m)

A single sized bedroom to the front of the property. Decorated in light grey with a brand new carpet in grey. A double glazed window is fitted to the front aspect.

Room 1 - Bathroom (Ground Floor) 6' 11" x 3' 4" (2.12m x 1.02m)

The bathroom for Room 1. Based to the side of the lounge/kitchen within the room.

Room 2 - Lounge (Floor 2) 21' 0" x 14' 10" (6.4m x 4.51m)

An open plan lounge to the front of the property. Decorated in light grey with a grey coloured carpet. A double glazed window is fitted to the front aspect. Please note room size is for the full room (including an open plan kitchen)

Room 2 - Kitchen (Floor 2)

A brand new, open plan kitchen in light grey. (For sizes, see lounge area which is for the entire room).

Room 2 - Bedroom (Floor 2) 17' 5" x 6' 5" (5.30m x 1.95m)

A single sized bedroom to the left of Room 2. Decorated in light grey with a brand new grey carpet. A double glazed window is fitted to the front aspect.

Room 2 - Bathroom (Floor 2) 5' 5" x 5' 5" (1.65m x 1.66m)

The bathroom situated to the rear of the kitchen.

Room 3 - Lounge/Bedroom (3rd Floor, converted loft space) 21' 0" x 14' 10" (6.4m x 4.51m)

The lounge/bedroom area. Decorated in light grey with a brand new carpet in grey. (Please note the room size includes kitchen as well.)

Room 3 - Kitchen (3rd Floor, converted loft space)

The brand new kitchen to Room 3. For size, see Lounge/Bedroom which shows the full space.

Room 3 - Bathroom (3rd Floor, Converted Loft space) 4' 8" x 5' 0" (1.43m x 1.52m)

The bathroom to Room 3.



Room 4 - Home Office - Rear of the property. 9' 0" x 8' 0" (2.75m x 2.44m)

Home Office space to Room 4. Decorated in light grey with a beige coloured tiled floor. Fitted with a double glazed window and door to the side aspect.

Room 4 - Lounge (Rear of the property) 12' 4" x 7' 10" (3.77m x 2.38m)

An upper floor lounge area to Room 4. Decorated in light grey with a brand new carpet in grey. A double glazed window is fitted to the side aspect.

Room 4 - Kitchen (Rear of the property) 9' 11" x 7' 9" (3.02m x 2.36m)

The kitchen within room 4, with a bathroom to the rear of the kitchen. Unfinished.

Room 4 - Bathroom (Rear of the property) 2' 11" x 7' 10" (0.9m x 2.38m)

The bathroom to Room 4, to the rear of the kitchen.

Room 4 - Bedroom (Rear of the property) 12' 9" x 7' 9" (3.88m x 2.36m)

Designed as a bedroom for Room 4, does not currently have any window installed, unfinished area and will need further development to make it into a compliant bedroom. Decorated in light grey with a grey coloured carpet.



Energy rating and score

This property's energy rating is F. 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
55-68	D		
39-54	E		
21-38	F	31 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:

- the average energy rating is D

