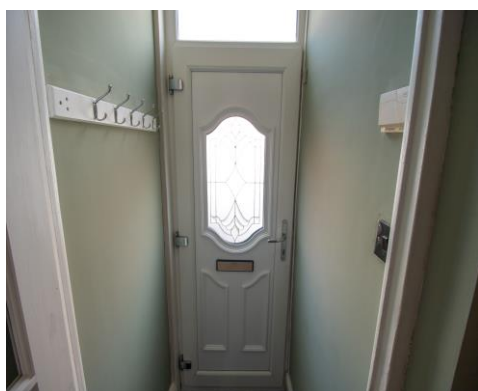




Thorne Street, Farnworth, Bolton, BL4 7LQ

Offers in the Region Of £139,950

IDEAL FOR FIRST TIME BUYERS! An extremely well presented 2 bedroom mid terraced home, located on Thorne Street in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule and feature electric fire and surround, a modern fully fitted kitchen including an integrated electric hob, oven and a chrome extractor hood, with a good sized yard to the rear with a decking area. To the upper floor you will find 2 bedrooms, a spacious double sized master bedroom and one single bedroom, plus a modern Family bathroom including a 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 an almost new Worcester combi boiler. The EPC is band D. Leasehold property with 764 years left on the lease, 3.00 per annum ground rent. Offers excellent transport links, the M60 motorway junction is only a minutes drive from the property and within easy walking distance to Moses Gate Railway station.



ACCOMMODATION

Entrance Vestibule 3' 5" x 2' 11" (1.03m x 0.90m)

The entrance vestibule to the front of the property. Fitted with a double glazed entrance door to the front aspect.

Lounge 14' 10" x 12' 9" (4.51m x 3.88m)

A spacious lounge with a feature electric fire and surround. Plenty of space for modern furniture to fit easily. Decorated in grey colourways with a dark grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 11' 7" x 10' 6" (3.53m x 3.2m)

A modern fully fitted kitchen including an integrated electric hob, oven and a chrome extractor hood. Decorated in light grey with a medium oak wood laminate floor. A double glazed window and an entrance door are fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Yard 15' 5" x 12' 10" (4.71m x 3.90m)

A good sized rear yard with a decking area.

Master bedroom 10' 8" x 12' 9" (3.26m x 3.88m)

A double sized Master bedroom to the front of the property. Space for fitted or free standing wardrobes. Decorated in neutral colours with a dark grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 7' 7" x 8' 10" (2.32m x 2.7m)

A single sized bedroom to the rear of the property. Decorated in grey and blue colourways with a dark grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 9' 8" x 6' 7" (2.94m x 2.01m)

A modern Family bathroom including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. 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		83 B
69-80	C	78 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:

