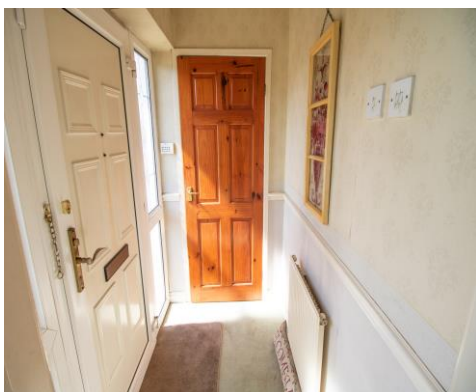




Piggott Street, Farnworth, Bolton, BL4 9NS

Offers in the Region Of £159,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented 2 bedroom semi detached true bungalow, located on Piggott Street in the Farnworth area of Bolton in Greater Manchester. Close by to local shops, supermarkets, doctors surgery, Bolton Hospital and the M60 and M61 motorway junctions. Briefly comprises of the following, driveway with off road parking available, an entrance lobby, a spacious lounge, a fully fitted kitchen including an integrated gas hob, oven and a chrome extractor hood, a modern Family bathroom including a basin, toilet and a bath tub with an electric shower over the bath and a glass shower screen, 2 bedrooms, a double sized Master bedroom and one single bedroom (both bedrooms come with fully fitted wardrobes), a rear porch and a low maintenance garden to the rear. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. EPC is Band D. Leasehold property with 935 years left on the lease. Ground rent is 7.00 per annum.



ACCOMMODATION

Entrance Lobby 7' 3" x 7' 4" (2.2m x 2.23m)

The entrance lobby to the front of the property. Decorated in neutral colours with a beige coloured carpet. A double glazed entrance door is fitted to the front aspect. Warmed by a gas central heated radiator.

Lounge 17' 9" x 11' 6" (5.40m x 3.5m)

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

Kitchen 14' 2" x 9' 4" (4.31m x 2.85m)

A fully fitted kitchen with an integrated gas hob, oven and a chrome extractor hood. Plumbed in for a washing machine. Decorated in neutral colours with a fully tiled floor. Fitted with a double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Master bedroom 13' 2" x 11' 6" (4.01m x 3.5m)

A double sized bedroom to the rear of the property. Comes with fully fitted wardrobes in cream. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2 9' 1" x 8' 7" (2.76m x 2.61m)

A single sized bedroom to the side of the property. Comes with fully fitted wardrobes. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

Family Bathroom 6' 4" x 6' 4" (1.93m x 1.94m)

A modern Family bathroom including a basin, toilet and a bath tub with an electric shower over the bath and a glass shower screen. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

Rear Porch 6' 2" x 3' 7" (1.88m x 1.08m)

A porch to the rear of the property. Comes with double glazed windows and an entrance door. Warmed by a gas central heated radiator.

Rear Garden 31' 7" x 30' 5" (9.62m x 9.26m)

A low maintenance garden to the rear.



Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 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:

