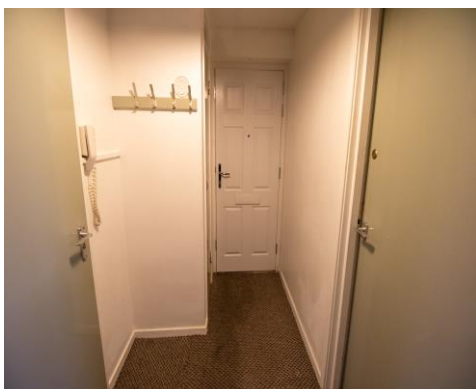




Wilcockson House, Hesketh Walk, Farnworth, BL4 9EY

Guide Price £60,000

FOR SALE BY MODERN METHOD OF AUCTION WITH I AM SOLD! (See notes below) NO ONWARD CHAIN! VACANT POSSESSION! A very spacious, well presented 2 bedroom top floor apartment, located at Wilcockson House, off Hesketh Walk in the Farnworth area of Bolton in Greater Manchester. Close by to the centre of Farnworth, with excellent transport links. The bus and railway station are within easy walking distance and the M60 motorway junction is only a minute away by car. Briefly comprises of the following, an entrance hallway, a very spacious lounge with plenty of space for modern furniture, a fully fitted kitchen with a standalone gas hob, grill and oven, 2 double sized bedrooms, a large storage cupboard and a modern Family bathroom with 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 throughout. Warmed by gas central heating via a combi boiler. EPC is band D. Leasehold property with 91 years left on the lease. Ground rent is 10 pounds per annum. Service charge payable of 67.60 per month. ground rent. To place a formal bid on the property please contact James Carden on 01913005850 at 1



ACCOMMODATION

Entrance Hallway 5' 4" x 10' 7" (1.62m x 3.23m)

The entrance hallway. Decorated in neutral colours with a light brown coloured carpet. Fitted with a composite entrance door.

Lounge 18' 11" x 10' 9" (5.76m x 3.28m)

A very spacious lounge with plenty of space for modern furniture to fit easily, for example sofas and a dining table and chairs. Decorated in neutral colours with a patterned feature wall and a brown coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 11' 9" x 7' 7" (3.58m x 2.32m)

A fully fitted kitchen with a standalone gas hob, grill and oven. Plumbed in for a washing machine with space for a tall fridge freezer. A double glazed window is fitted to the front aspect.

Family Bathroom 6' 7" x 5' 5" (2.0m x 1.66m)

A modern Family bathroom with a 3 piece suite in white. Includes a vanity basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Warmed by a chrome towel holder.

Master bedroom 11' 10" x 10' 5" (3.61m x 3.17m)

A double sized Master bedroom to the rear of the apartment. Decorated in neutral colours with a blue coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2 11' 9" x 6' 10" (3.58m x 2.09m)

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



Energy rating and score

This property's energy rating is D. 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		69 C
55-68	D	62 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.

