



### **Dyson Close, Farnworth, Bolton, BL4 9EU**

### **Offers in the Region Of £185,000**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented 4 bedroom end terraced property with a driveway to the front located on Dyson Close in the Farnworth area in the Bolton area of Greater Manchester. Briefly comprises of the following, an entrance hallway, 2 spacious Reception Rooms, a modern fully fitted kitchen with a standalone electric hog, grill and oven, a downstairs W.C and a low maintenance garden to the rear. To the upper floor you will find 4 bedrooms, 2 double sized bedrooms and 2 single bedrooms, 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 a combi boiler. Close by to the centre of Farnworth with plenty of shops and asda supermarket within easy walking distance. The M60 and M61 motorway junctions are only a short journey by car. Bolton Hospital and a number of sought after schools including St James High School are also within easy reach. EPC is band C. Leasehold with 92 years left on the lease, 10.00 per annum ground rent.



## ACCOMMODATION

### **Entrance Hallway** 22' 2" x 3' 1" (6.76m x 0.95m)

The entrance hallway to the front and rear of the property. Decorated in white with a cream coloured tiled floor.

### **Lounge** 11' 8" x 8' 10" (3.55m x 2.7m)

An open plan lounge to the rear of the property. Decorated in neutral colours with a mid oak wooden floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Reception Room 2** 11' 8" x 8' 10" (3.55m x 2.7m)

A second open plan reception room to the rear of the property. Decorated in neutral colours with a mid oak wooden floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Kitchen** 17' 11" x 11' 7" (5.47m x 3.54m)

A modern fully fitted kitchen with a standalone electric hob, grill and oven. Decorated in neutral colours with a black and cream tiled floor. A double glazed window is fitted to the front and rear aspect. Warmed by a gas central heated radiator.

### **Downstairs W.C** 3' 4" x 6' 0" (1.02m x 1.83m)

A downstairs water closet found off the entrance hallway. Comes with a basin and a toilet in white. Decorated in neutral colours with a black and cream tiled floor.

### **Rear Garden**

A low maintenance garden to the rear.

### **Master bedroom** 12' 3" x 10' 1" (3.73m x 3.07m)

A double sized Master bedroom. Decorated in white with a brand new grey coloured carpet. Fitted with a double glazed window to the rear. Warmed by a gas central heated radiator.

### **Bedroom 2** 12' 5" x 9' 7" (3.78m x 2.93m)

A double sized bedroom. 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.

### **Bedroom 3** 12' 6" x 6' 3" (3.8m x 1.91m)

A single sized bedroom. 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.

### **Bedroom 4** 18' 4" x 7' 3" (5.58m x 2.2m)

A single sized bedroom. 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.

### **Family Bathroom** 6' 10" x 5' 11" (2.09m x 1.81m)

A modern Family bathroom with a 3 piece suite in white. Comes with a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.





## 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	70 C	77 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:

