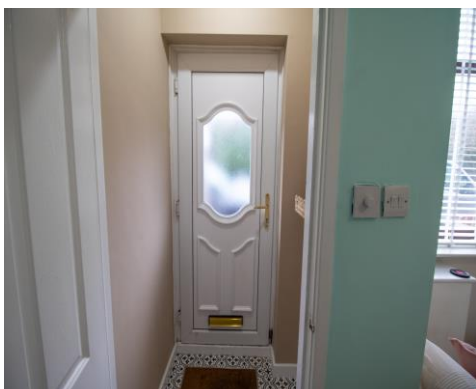




Railway Street, Farnworth, Bolton, BL4 7SA

Offers in the Region Of £165,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! FREEHOLD PROPERTY! A well presented 2 bedroom mid terraced home, located on Railway Street in the Farnworth area of Bolton in Greater Manchester. Offers excellent transport links, with Farnworth Railway Station on your doorstep and the M60 motorway junction only a couple of minutes drive from the property. Local shops and schools are also within easy walking distance. Briefly comprises of the following, an entrance vestibule, a spacious lounge with plenty of space for modern furniture to fit easily, a modern fully fitted kitchen including an integrated gas hob, oven and a fridge freezer, an open plan dining area with space for a good sized dining table and chairs, plus a good sized rear garden with a patio area and an artificial grass lawn. To the upper floor you will find 2 bedrooms, a double sized master bedroom and a smaller double sized bedroom to the rear, plus a modern Family bathroom with a 3 piece suite in white, including a 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 modern combi boiler. EPC



ACCOMMODATION

Entrance Vestibule 4' 1" x 3' 9" (1.25m x 1.14m)

The entrance vestibule to the front of the property. Decorated in neutral colours with a patterned tiled floor. Fitted with a double glazed entrance door.

Lounge 14' 4" x 13' 7" (4.38m x 4.15m)

A spacious lounge to the front of the property. Decorated in neutral colours with a mid oak wood laminate floor. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 14' 6" x 5' 11" (4.43m x 1.8m)

A fully fitted modern kitchen in cream with contrasting worktops. Comes with an integrated gas hob, oven and a fridge freezer. Decorated in neutral colours with part tiled walls in cream with a grey tiled floor.

Dining Area (Open plan) 14' 4" x 7' 8" (4.36m x 2.33m)

An open plan dining area adjacent to the kitchen. Space for a good sized dining table and chairs. Decorated in neutral colours with an oak wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden 29' 10" x 13' 10" (9.09m x 4.22m)

A spacious rear garden with a patio area and an artificial grass lawn.

Master bedroom 14' 4" x 13' 8" (4.36m x 4.16m)

A very spacious, double sized Master bedroom to the front of the property. Comes with fitted wardrobes to the right hand wall. 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.

Bedroom 2 10' 11" x 7' 11" (3.32m x 2.41m)

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

Family Bathroom 8' 6" x 5' 8" (2.6m x 1.73m)

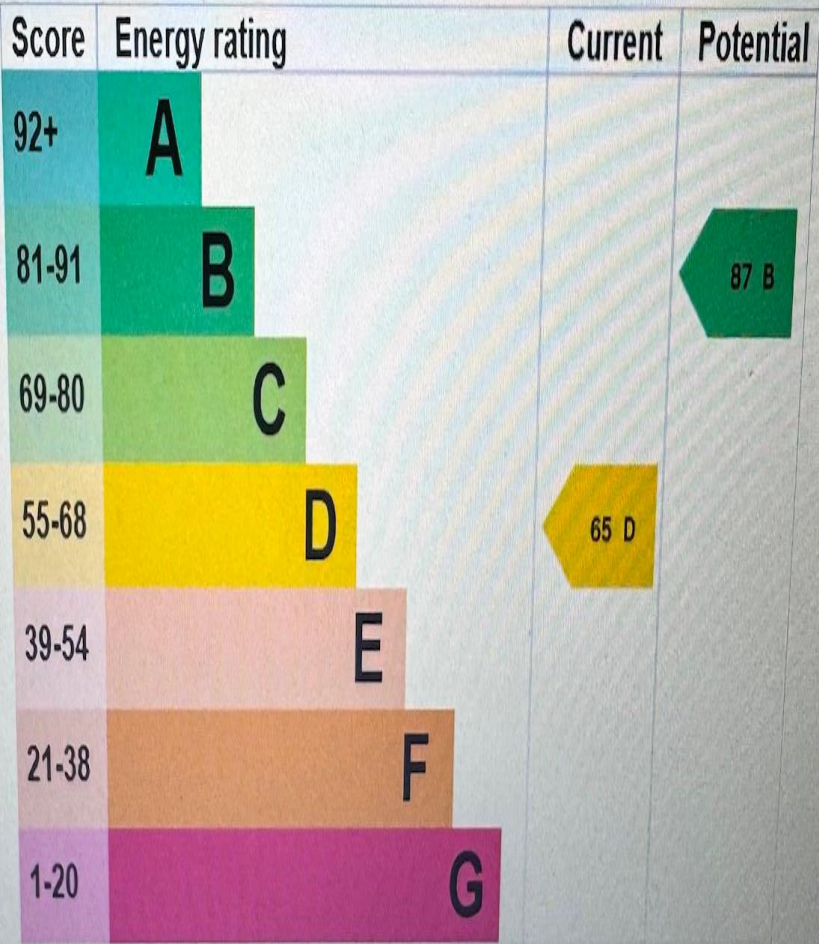
A modern Family bathroom with a 3 piece suite in white. Comes with a basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Fully tiled walls and flooring in cream. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Energy rating and score

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

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



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:

