



**Leinster Street, Farnworth, Bolton, BL4 9HS**

**Offers in the Region Of £140,000**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! HUGE REAR GARDEN WITH A LAWN! A well presented 2 bedroom end terraced home located on Leinster Street in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge, a modern fully fitted kitchen including an integrated gas hob, oven and a chrome extractor hood, and a very spacious rear garden with a patio area and a grass lawn. To the upper floor you will find 2 double sized bedrooms and a modern Family bathroom including a basin, toilet and a bathroom 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, the M61 motorway junction, Farnworth train station and Bolton Hospital. EPC is Band C. Leasehold property with 844 years left on the lease. 6.12 per annum ground rent.



## ACCOMMODATION

### **Entrance Vestibule** 4' 4" x 3' 9" (1.31m x 1.14m)

The entrance vestibule to the front of the property. Fitted with a double glazed entrance door to the front aspect, with a wooden internal door into the lounge.

### **Lounge** 11' 11" x 25' 2" (3.62m x 7.68m)

A spacious lounge to the front of the property. Decorated in neutral colours with a mid oak wooden floor. Fitted with 2 double glazed windows to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 9' 11" x 16' 10" (3.01m x 5.12m)

A modern fully fitted kitchen including an integrated gas hob, oven and a chrome extractor hood. Decorated in neutral colours with a mid oak wooden floor. Fitted with a double glazed window and entrance door to the rear aspect. Warmed by a gas central heated radiator.

### **Rear Garden** 40' 3" x 22' 5" (12.27m x 6.82m)

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

### **Master bedroom** 9' 3" x 17' 2" (2.81m x 5.24m)

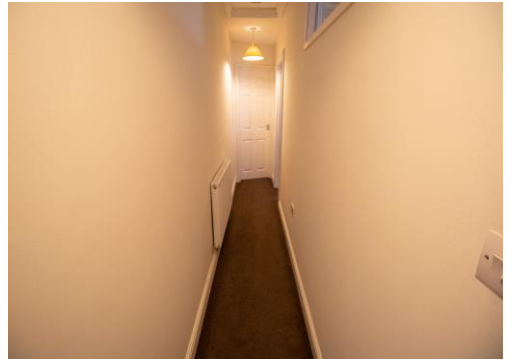
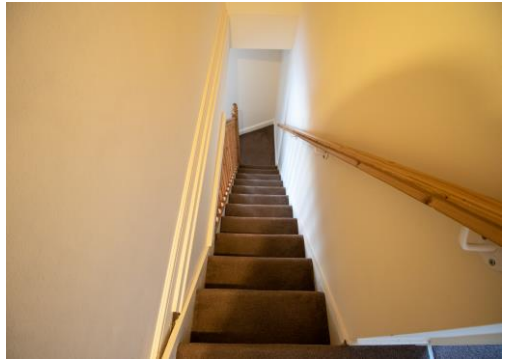
A double sized Master bedroom. Decorated in light grey with a medium brown coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 6' 6" x 15' 9" (1.98m x 4.79m)

A second double sized bedroom. Decorated in neutral colours with a patterned feature wall and a light brown coloured carpet. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

### **Family Bathroom** 4' 11" x 10' 6" (1.50m x 3.2m)

A modern Family bathroom with a 3 piece suite in white including 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 chrome towel holder.



# 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.](#)

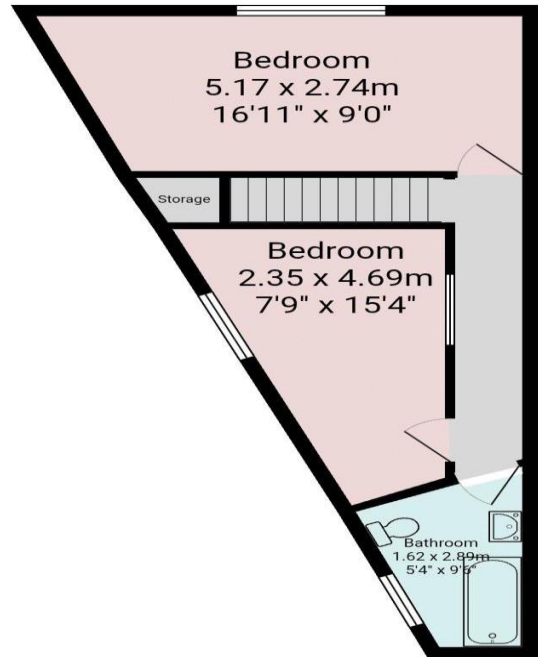
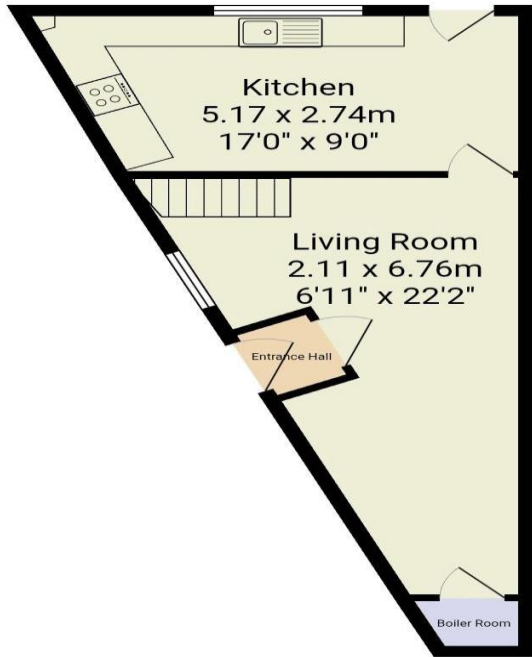
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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:

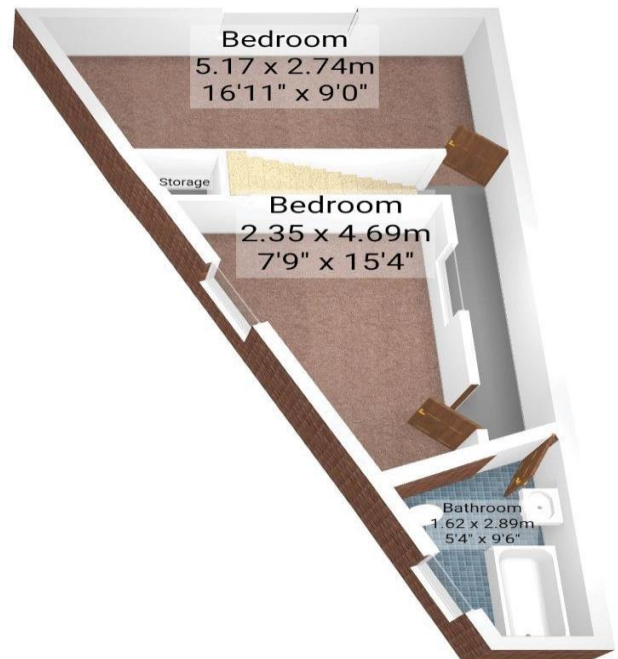
2, Leinster Street, Farnworth, BL4 9HS



Total Floor Area: 73.9 m<sup>2</sup> ... 796 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com

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