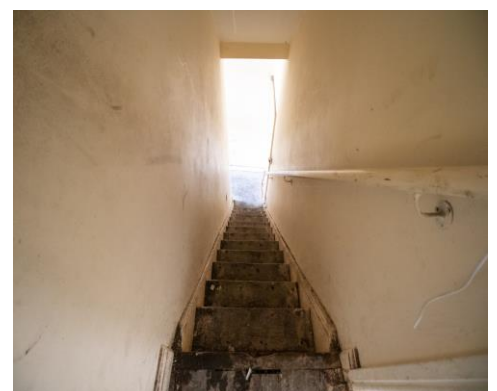




Bolton Road, Farnworth, Bolton, BL4 9BX

Offers Over £99,950

FOR SALE WITH NO ONWARD CHAIN! REQUIRES A FULL MODERNISATION AND REFURBISHMENT THROUGHOUT! PRICED ACCORDINGLY! CASH INVESTORS WANTED! A spacious 2 bedroom mid terrace home, set back in an elevated position, off Bolton Rd, in the Kearsley area of Bolton. Briefly comprises of the following, a spacious lounge and kitchen plus a rear yard with gated off road parking available. To the upper floor, you will find a 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 very spacious double sized master bedroom to the front and a second double sized bedroom to the rear. Warmed by gas central heating via a combi boiler. The property has had a 'first fix rewire'. Offers excellent transport links to Manchester City Centre and surrounding towns. Kearsley railway station only a 5 minute walk away and the M60 motorway junction less than a minute away by car. Leasehold property with 847 years on the lease. 14.12 per annum ground rent.



ACCOMMODATION

Lounge 16' 0" x 14' 2" (4.88m x 4.32m)

A spacious lounge to the front of the property.

Kitchen 13' 11" x 14' 2" (4.23m x 4.32m)

A spacious kitchen to the rear of the property. Space for a dining table and chairs.

Stairwell to the upper floor

The stairwell to the upper floor.

Master bedroom 15' 2" x 14' 1" (4.63m x 4.29m)

A very spacious double sized bedroom to the front of the property.

Bedroom 2 10' 4" x 9' 5" (3.15m x 2.88m)

A second double sized bedroom to the rear of the property.

Family Bathroom 8' 0" x 4' 11" (2.43m x 1.5m)

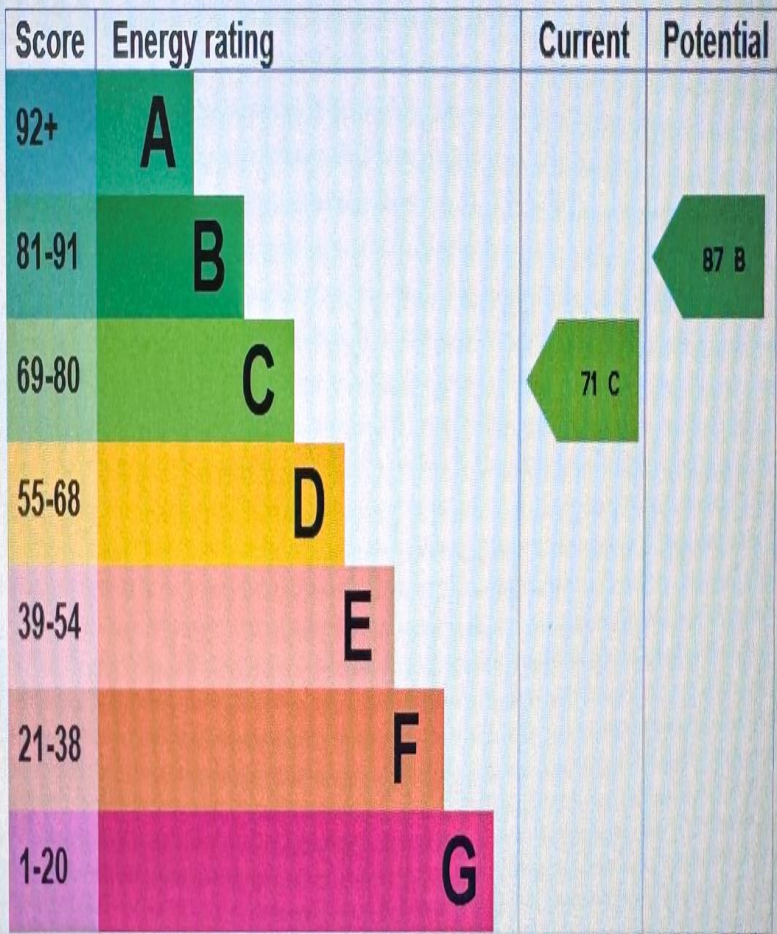
A family bathroom to the upper floor, including a basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen.



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.](#)



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:

