



Bridgeman Street, Farnworth, Bolton, BL4 7PR

£170,000

A well-cared-for three-bedroom home, ready to move straight into and ideally situated close to Farnworth town centre and offering excellent access to the M60 and M61 motorway networks. Farnworth train station is also nearby, providing a direct rail service into Manchester City Centre, while Bolton Hospital is within easy reach. The property briefly comprises an entrance vestibule, two reception rooms and a galley-style kitchen fitted with an integrated gas hob and electric oven, and a flexible extra space off the kitchen. To the rear is a low-maintenance enclosed yard, together with the added benefit of a garage with an up and over door. To the first floor, there is a spacious double master bedroom, two further single bedrooms and a modern family bathroom fitted with a white three-piece suite, comprising a wash basin, WC and bath with shower over, complemented by a glass shower screen. The property also benefits from double-glazed windows and doors throughout, together with gas central heating via a combination boiler. EPC is band D, leasehold property with 873 years left on the lease, 12.00 per annum ground rent.



ACCOMMODATION

Vestibule

PVC front door, tile effect laminate flooring

Lounge 14' 2" x 14' 10" (4.33m x 4.51m)

Spacious reception room with window to front elevation and two radiators

Reception Room 2 9' 9" x 10' 3" (2.96m x 3.12m)

Second reception room/dining room with PVC door to the rear yard, window to rear elevation, radiator

Kitchen 27' 4" x 4' 3" (8.34m x 1.3m)

A range of fitted wall & base units, built in electric oven & gas hob, single bowl stainless steel sink unit, tiled splash backs, work surfaces, two radiators, understairs storage, window to side elevation

First Floor Landing 4' 11" x 14' 11" (1.51m x 4.54m)

Gas central heating boiler

Family Bathroom 12' 1" x 4' 10" (3.68m x 1.48m)

Three piece white suite with P shaped bath and thermostatic shower fitting over bath, panelled ceiling and part panelled walls, extractor fan, radiator

Bedroom 1 12' 2" x 9' 7" (3.7m x 2.93m)

Double bedroom with window to front elevation, radiator.

Bedroom 2 9' 10" x 7' 4" (2.99m x 2.24m)

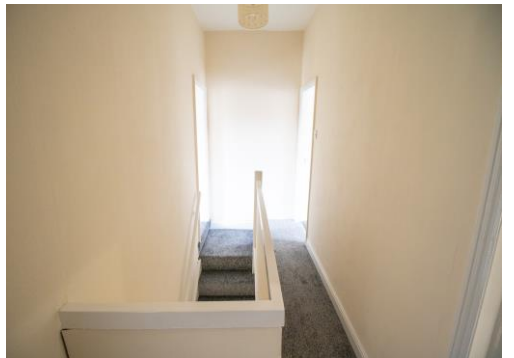
Good sized bedroom with window to rear elevation, radiator

Bedroom 3 9' 9" x 7' 2" (2.97m x 2.18m)

Good sized single bedroom with window to rear elevation, radiator.

Garage 17' 9" x 9' 11" (5.41m x 3.01m)

Detached garage with up and over door for vehicular access and a side door for access from the rear yard. The garage has a light and sockets.



Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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

