



Sutherland Street, Farnworth, Bolton, BL4 7DB

Offers in the Region Of £175,000

A well presented 2 bedroom semi detached property, located on Sutherland Street in the Farnworth area of Bolton in Greater Manchester. Close by to a number of local schools including Harper Green School and St James High School. Bolton Hospital is also close by and offers easy access to the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance porch, a spacious lounge with a feature electric fire and surround, a fully fitted kitchen including an integrated electric hob, grill and oven, a low maintenance rear garden with 2 patio areas and storage shed, plus off road gated secure parking. To the upper floor you will find 2 double sized bedrooms and a modern Family bathroom including a vanity basin, toilet and a bath tub with a mixer 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. An epc has been ordered and will be live on the advert shortly. Leasehold property with 766 years left on the lease. Ground rent is 45.00 pounds per annum.



ACCOMMODATION

Entrance Porch 4' 2" x 3' 4" (1.26m x 1.01m)

The entrance porch to the front of the property. Fitted with a double glazed entrance door to the front aspect.

Lounge 13' 0" x 13' 5" (3.95m x 4.08m)

A spacious lounge with a feature electric fire and surround. 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.

Kitchen 8' 8" x 11' 2" (2.63m x 3.41m)

A fully fitted kitchen including an integrated electric hob, grill and oven. Decorated in neutral colours with a fully tiled floor. A double glazed window and entrance door is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden

A spacious low maintenance rear garden including 2 patio areas and a storage shed.

Gated off road parking

Secure, gated off road parking to the rear.

Master bedroom 9' 8" x 11' 6" (2.95m x 3.51m)

A double sized bedroom to the front of the property. Space for fitted or free standing wardrobes. Decorated in neutral colours with a grey coloured carpet. Fitted with 2 double glazed windows to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 10' 10" x 7' 9" (3.30m x 2.36m)

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

Family Bathroom 6' 0" x 5' 11" (1.84m x 1.81m)

A modern Family bathroom including a vanity basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. 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 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		88 B
69-80	C	73 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:

