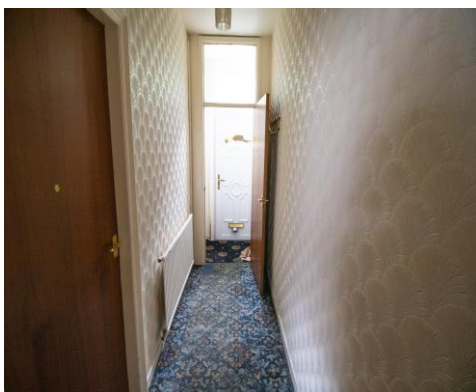




Pennington Road, Farnworth, Bolton, BL3 3BR

Offers in the Region Of £125,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! REQUIRES A FULL MODERNISATION/REFURBISHMENT AND PRICED ACCORDINGLY! CASH BUYERS PREFERRED! (Please note, this property is currently in probate status so please allow additional time for the sale to complete). Briefly comprises of the following, an entrance vestibule and hallway, a spacious lounge, a 2nd Reception room, a galley style kitchen and a small enclosed low maintenance rear yard. To the upper floor you will find 2 bedrooms, a double sized master bedroom including fully fitted wardrobes and one single bedroom, plus a 4 piece Family bathroom including a basin, toilet, bath tub and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Located in a popular area, close by to a number of local schools, Bolton Hospital and the M60/M61 motorway junctions. An epc is on order and will be live on the advert shortly. Leasehold property with 864 years left on the lease. 2.70 per annum ground rent.



ACCOMMODATION

Entrance Vestibule/Hallway 14' 9" x 3' 9" (4.50m x 1.15m)

The entrance vestibule and hallway to the front of the property. Fitted with a double glazed composite entrance door to the front aspect. Warmed by a gas central heated radiator.

Lounge 13' 10" x 11' 1" (4.22m x 3.37m)

A spacious lounge to the front of the property. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 13' 11" x 15' 0" (4.24m x 4.56m)

A spacious 2nd Reception Room to the rear of the property. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 18' 10" x 7' 0" (5.75m x 2.13m)

A galley style kitchen to the rear of the property. Fitted with a double glazed window and a composite entrance door to the side aspect. Warmed by a gas central heated radiator.

Rear Yard 17' 7" x 7' 2" (5.35m x 2.18m)

A small fully enclosed yard to the rear.

Master bedroom 11' 3" x 12' 11" (3.42m x 3.93m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 11' 2" x 7' 3" (3.41m x 2.20m)

A single sized bedroom to the rear of the property. Fitted with a double glazed window. Warmed by a gas central heated radiator.

Family Bathroom 11' 1" x 7' 3" (3.38m x 2.2m)

A 4 piece Family bathroom including a basin, toilet, bath tub and a shower cabinet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

