



Central Avenue, Farnworth, Bolton, BL4 0AR

Offers in the Region Of £245,000

3 DOUBLE SIZED BEDROOMS! DRIVEWAY AND A DOUBLE GARAGE! CLOSE BY TO ST JAMES HIGH SCHOOL! An extremely well presented, extended 3 bedroom semi detached property with a driveway and a double garage, located on Central Avenue in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, a spacious lounge with an open plan dining area, a second reception room with a feature, wall mounted modern electric fire, a modern kitchen including an integrated gas hob, grill, oven and a chrome extractor hood, a utility room and a very spacious low maintenance rear garden with seating area and a double garage. To the upper floor you will find 3 double sized bedrooms (all with fully fitted wardrobes) and a modern Family bathroom including a basin, toilet and a bath tub with an electric 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 a number of schools, including St James High School, Bolton Hospital and the M60 and M61 motorway junctions. The EPC has been ordered and will be live on the advert



ACCOMMODATION

Entrance Hallway 7' 3" x 7' 4" (2.2m x 2.23m)

The entrance hallway to the front of the property. Decorated in white and grey with a mid oak wood laminate floor. A double glazed composite entrance door is fitted to the front aspect. Warmed by a gas central heated radiator.

Lounge 20' 10" x 11' 10" (6.35m x 3.6m)

A very spacious lounge with an open plan dining area to the far end of the room. Plenty of space for modern furniture to fit easily with space for a good sized dining table and chairs. Decorated in neutral colours with a mid oak wooden floor. Fitted with a double glazed window to the front and side aspect. Warmed by a gas central heated radiator.

Reception Room 2 14' 4" x 12' 1" (4.36m x 3.69m)

A second reception room with a feature modern, wall hung electric fire. Decorated in neutral colours with an oak wooden floor. Fitted with a pair of double glazed french doors to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 10' 2" x 12' 0" (3.10m x 3.67m)

A modern fully fitted kitchen including an integrated gas hob, grill, oven and a chrome extractor hood. Decorated in light grey with part tiled walls in grey and a light oak wooden floor. Space for a tall double fridge freezer. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Utility room 8' 4" x 7' 8" (2.54m x 2.34m)

A utility room adjacent to the kitchen. Plumbed in for a washing machine. Also has a toilet fitted. Decorated in neutral colours with an oak laminate floor. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

Rear Garden 55' 3" x 25' 1" (16.85m x 7.65m)

A very spacious low maintenance rear garden including a seating area and a double garage.

Master bedroom 12' 3" x 12' 3" (3.73m x 3.73m)

A double sized Master bedroom to the rear of the property. Comes with fully fitted wardrobes. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2 12' 1" x 10' 6" (3.69m x 3.21m)

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

Bedroom 3 8' 10" x 9' 10" (2.7m x 3.0m)

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

Family Bathroom 5' 10" x 8' 8" (1.78m x 2.63m)

A modern Family bathroom including a basin, toilet and a bath tub with an electric shower over the bath and a glass shower screen. Comes with fully tiled walls and flooring. 2 double glazed windows are fitted. Warmed by a gas central heated radiator.

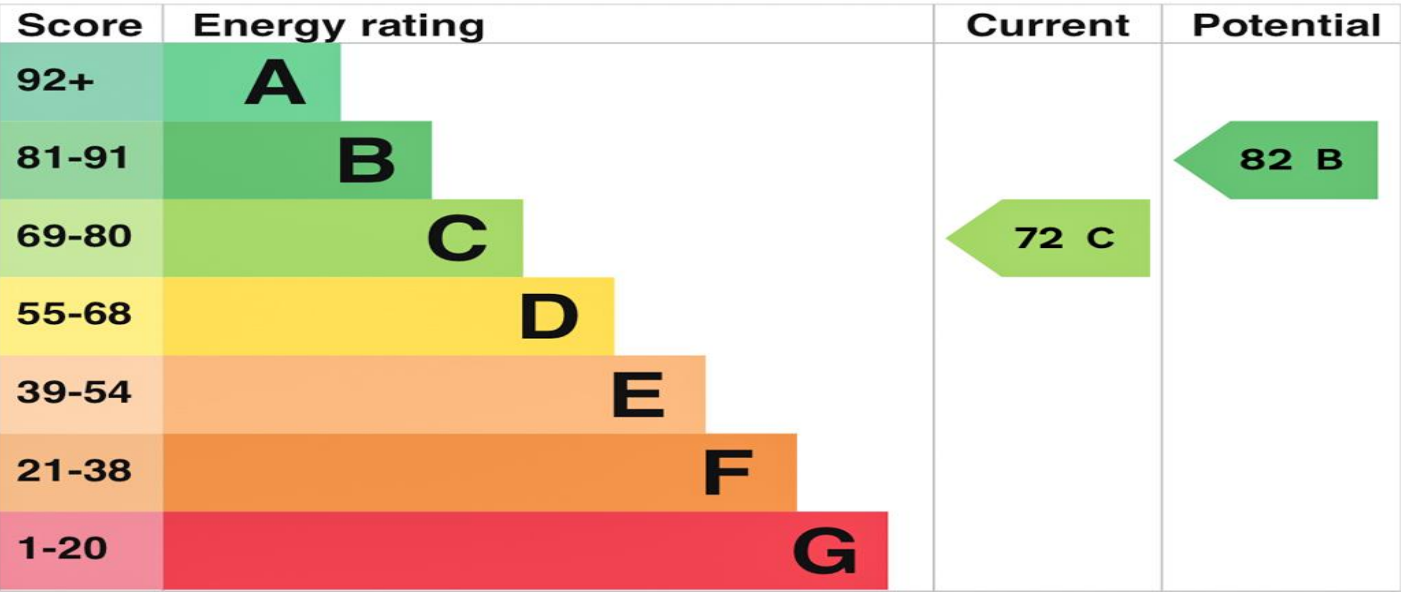




Energy rating and score

This property’s energy rating is C. It has the potential to be B.

[See how to improve this property’s energy efficiency.](#)



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:

- the average energy rating is D
- the average energy score is 60

