



Ramsay Avenue, Farnworth, Bolton, BL4 9RB

Offers Over £215,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! FULLY REFURBISHED THROUGHOUT! NEW KITCHEN AND FAMILY BATHROOM! ROOM TO EXTEND TO THE REAR! FREEHOLD! An extremely well presented 3 bedroom semi detached property with a gated driveway and a large rear garden located on Ramsey Avenue in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a spacious lounge with a feature modern electric fire and surround, a brand new modern fully fitted kitchen including an integrated gas hob, oven and an extractor hood, an open plan dining area adjacent to the kitchen and a large low maintenance garden to the rear. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom plus a modern Family bathroom including a vanity basin, toilet and a bath tub with a mixer shower over the bath. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Located close by to a number of schools including St James High School. Bolton Hospital and the M60/M61 motorway junctions are only a short journey by car.



ACCOMMODATION

Lounge 14' 5" x 14' 10" (4.4m x 4.53m)

A spacious lounge with a feature modern electric fire and surround. Decorated in white with a grey wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 9' 9" x 18' 1" (2.97m x 5.5m)

A modern, open plan, fully fitted kitchen including an integrated gas hob, oven and an extractor hood. Plumbed in for a washing machine. Decorated in white with a grey wood laminate floor. Fitted with 2 double glazed windows (to the side and rear aspect.) Warmed by a gas central heated radiator.

Open plan dining area

An open plan dining area adjacent to the kitchen. Space for a good sized dining table and chairs. Decorated in white with a grey wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator. (For room size, I have measured the kitchen and this area as one room, see kitchen for full room size)

Rear Garden 39' 1" x 24' 5" (11.92m x 7.44m)

A large low maintenance garden to the rear. There is space to extend the property.

Master bedroom 13' 7" x 11' 7" (4.15m x 3.52m)

A double sized bedroom to the front of the property. Decorated in white with a brand new carpet in grey. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 10' 4" x 11' 7" (3.16m x 3.52m)

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

Bedroom 3 10' 3" x 7' 0" (3.13m x 2.14m)

A single sized bedroom to the front of the property. Decorated in white with a brand new carpet in grey. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 7' 9" x 6' 10" (2.35m x 2.09m)

A brand new Family bathroom to the rear of the property, including a vanity basin, toilet and a bath tub with a mixer shower over the bath. Fully tiled walls in light grey with a grey coloured wood laminate floor. 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	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:

