BOLTON PROPERTIES



Reed Close, Farnworth, Bolton, BL4 7EF

£100,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented 2 bedroom spacious upper floor apartment, located on Reed Close in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, a secure key entry communal area, an entrance hallway, a very spacious lounge, an open plan modern kitchen including a gas hob, oven and a chrome extractor hood, a double sized Master bedroom with built in wardrobe and one single bedroom plus a modern Family bathroom including a basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Comes with double glazed windows throughout. Warmed by gas central heating via a combi boiler. Off road allocated car parking for one car is included, with visitor spots also available. Close by to the centre of Farnworth, the M60 and M61 motorway junctions, local schools including St James High School and Bolton Hospital. The EPC is on order and will be live on the advert soon. Leasehold property with 231 years left on the lease. Ground rent is 125 pounds per annum. Service charge is 1913.40 per annum.







ACCOMMODATION

Entrance Hallway *6' 4" x 9' 3" (1.92m x 2.82m)*
The entrance hallway. Decorated in neutral colours with a grey coloured carpet. Warmed by a gas central heated radiator.



Lounge *15' 0" x 18' 1" (4.58m x 5.5m)*
A very spacious lounge with plenty of space for modern furniture to fit easily. Decorated in neutral colours with a beige patterned carpet. Fitted with 5 double glazed windows to the front aspect. Warmed by a gas central heated radiator.

Kitchen *6' 9" x 9' 4" (2.06m x 2.84m)*
A modern fully fitted kitchen including an integrated gas hob, oven and a chrome extractor hood. Plumbed in for a washing machine with space for a tall fridge freezer. Fitted with a double glazed window to the front aspect.



Master bedroom *11' 8" x 10' 7" (3.56m x 3.22m)*
A double sized Master bedroom including a built in wardrobe. Decorated in neutral colours with a beige patterned carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 *10' 0" x 7' 7" (3.05m x 2.31m)*
A generous single sized bedroom. Decorated in neutral colours with a beige patterned carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

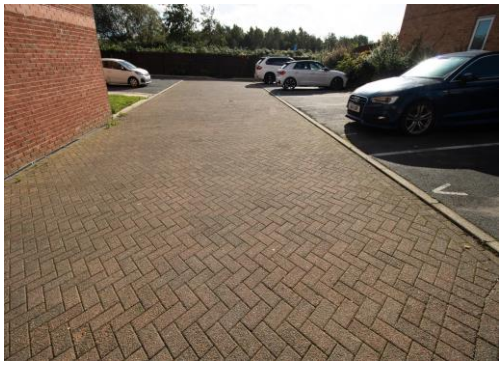


Family Bathroom *6' 11" x 5' 6" (2.10m x 1.68m)*
A modern Family bathroom including a basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Warmed by a gas central heated radiator.

Secure key entry communal entrance
A secure key entry communal entrance into the apartments.



Allocated Car Parking
Allocated car parking for one vehicle. Additional visitor car parking spaces are also available to use.

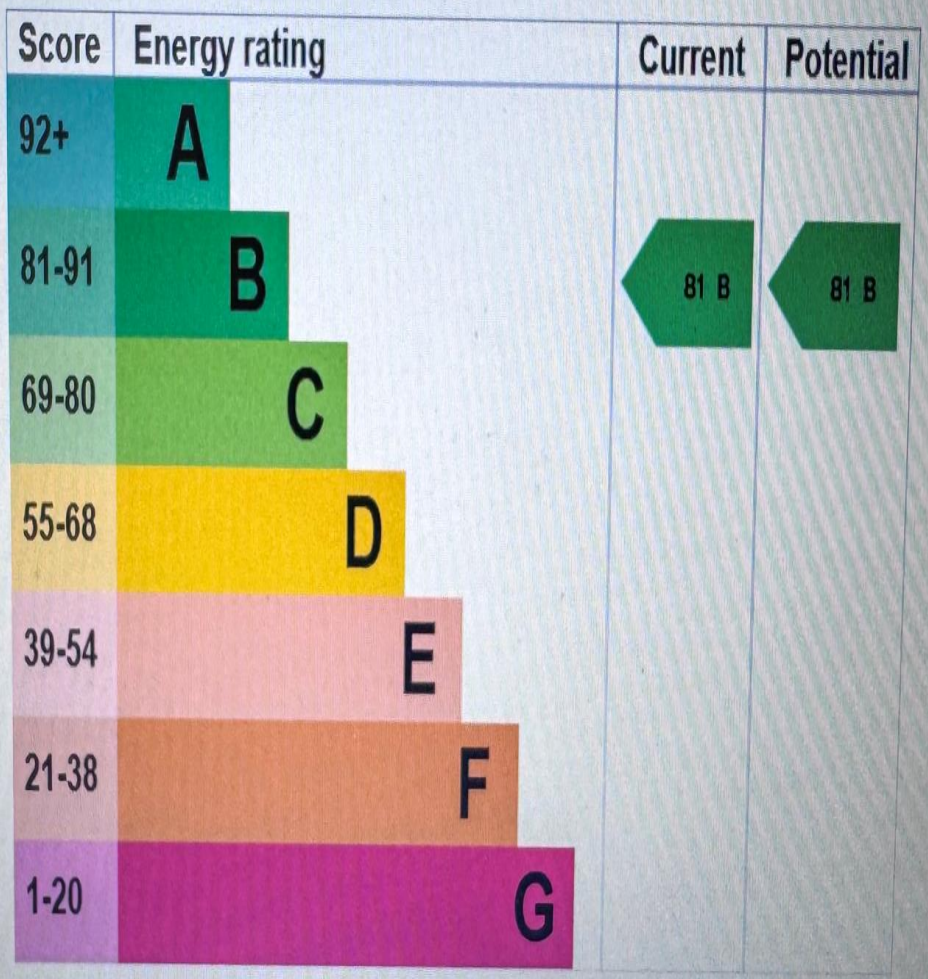


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Energy rating and score

This property's energy rating is B. 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:

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.