



Windermere Road, Farnworth, Bolton, BL4 0QH Offers in the Region Of £69,950.00

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! RARE GROUND FLOOR APARTMENT! A well presented 1 bedroom ground floor apartment located in the Farnworth area of Bolton in Greater Manchester. Close by to local shops, Bolton Hospital and the M60 and M61 motorway junctions. Briefly comprises of the following, a secure key fob entry communal entrance, an entrance hallway, a spacious lounge with a feature wall hung modern electric fire, a fully fitted kitchen including an integrated electric hob, grill, oven and a chrome extractor hood, a spacious double sized bedroom and a modern Family bathroom including a vanity basin, toilet and a shower cabinet with an electric shower. Comes with double glazed windows throughout and a composite entrance door. Warmed by electric wall hung heaters. The epc is a band E. Leasehold property with 105 years left on the lease. 10.00 ground rent payable per annum. Service charges per annum are 548.65



ACCOMMODATION

Entrance Hallway 8' 8" x 3' 7" (2.64m x 1.08m)

The entrance hallway. Fitted with a composite entrance door. Decorated in neutral colours with a grey coloured carpet.

Lounge 10' 11" x 14' 10" (3.34m x 4.53m)

A spacious lounge with a feature wall hung electric fire. Decorated in neutral colours with a grey coloured carpet. Fitted with double glazed windows to the front and side aspects.

Kitchen 11' 7" x 7' 1" (3.52m x 2.17m)

A modern fully fitted kitchen including an integrated electric hob, grill, oven and a chrome extractor hood. Decorated in neutral colours with a grey vinyl floor. A double glazed window is fitted to the front aspect.

Bedroom 12' 4" x 9' 6" (3.76m x 2.9m)

A double sized bedroom. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the side aspect. Warmed by an electric wall heater.

Family Bathroom 5' 10" x 6' 7" (1.77m x 2.0m)

A modern Family bathroom including a vanity basin, toilet and a shower cabinet with an electric shower. Decorated in neutral colours with a grey vinyl floor. A double glazed window is fitted. Warmed by an electric wall heater.



Energy rating and score

This property's energy rating is E. 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		72 C
55-68	D		
39-54	E	46 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:

