BOLTON PROPERTIES



Clelland Street, Farnworth, Bolton, BL4 9JL

£145,000

A well presented 2 bedroom end terraced home located on Clelland Street in the Farnworth area of Bolton in Greater Manchester. Close by to the centre of Farnworth, supermarkets, local schools and Bolton Hospital. Offers excellent transport links with both the M60 and M61 motorway junctions within easy reach and within walking distance of Farnworth train station. Briefly comprises of the following, an entrance vestibule, a spacious lounge with a feature electric fire and surround, a second reception room currently utilised as a dining area, a fully fitted kitchen including an integrated gas hob, electric oven and a chrome extractor hood and a low maintenance yard to the rear. To the upper floor you will find a very spacious double sized Master bedroom including fully fitted wardrobes, with a second double sized bedroom to the rear and a modern Family bathroom with a 3 piece suite including a vanity basin, toilet and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. An EPC has been ordered and will be live on the lease shortly. Leasehold property with 849 years left on the lease. Ground rent is 11.12 per annum.

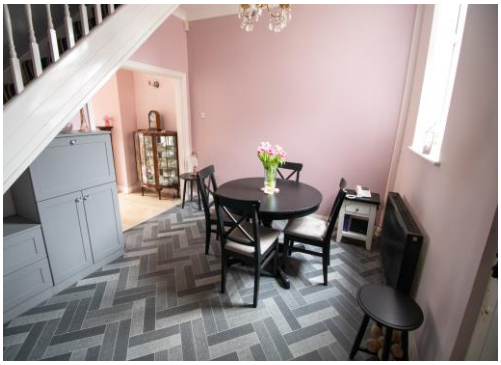






ACCOMMODATION

Entrance vestibule *3' 7" x 3' 3" (1.09m x 1.0m)*
The entrance vestibule to the front of the property. Fitted with a double glazed composite entrance door to the front aspect.



Lounge *14' 2" x 14' 0" (4.31m x 4.26m)*
A spacious lounge to the front of the property. Comes with a feature electric fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a lovely oak wooden floor. A large double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 *11' 4" x 13' 11" (3.45m x 4.25m)*
A second reception room to the rear of the property. Currently utilised as a dining room. Decorated in neutral colours with a grey patterned floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



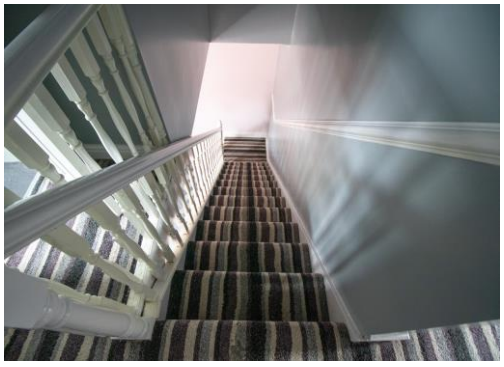
Kitchen *14' 1" x 7' 7" (4.3m x 2.32m)*
A fully fitted kitchen including an integrated gas hob, electric hob and a chrome extractor hood. Plumbed in for a washing machine. Space for a tall fridge freezer. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

Rear Yard *13' 0" x 6' 7" (3.97m x 2.0m)*
A low maintenance yard to the rear.



Master bedroom *11' 3" x 13' 5" (3.43m x 4.1m)*
A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes offering lots of storage space. Decorated in light grey with a light grey carpet. Fitted with 2 double glazed windows to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 *10' 8" x 8' 1" (3.26m x 2.46m)*
A double sized bedroom to the rear of the property. Decorated in light grey with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Family Bathroom *5' 8" x 5' 4" (1.72m x 1.63m)*
A modern Family bathroom including a vanity basin, toilet and a shower cabinet. Comes with fully tiled walls. Fitted with a double glazed window to the the rear aspect. Warmed by a gas central heated radiator.

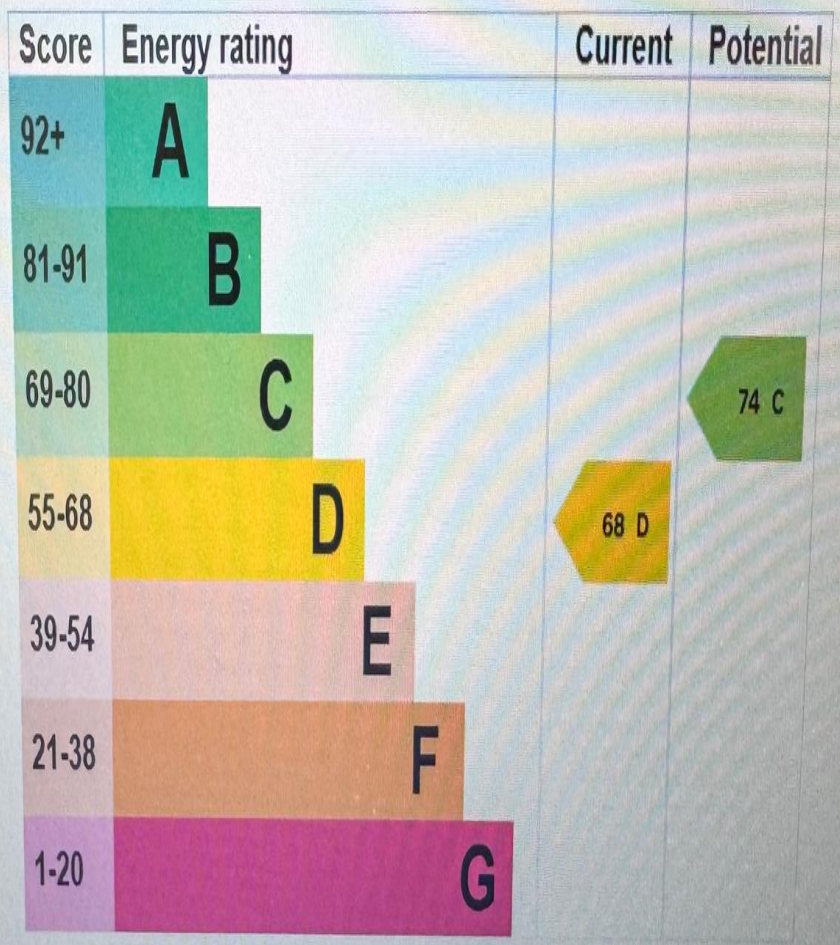


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Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



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.