



Hawthorne Avenue, Farnworth, Bolton, BL4 0BN

Monthly Rental Of £1,100.00

An extremely well presented 3 bedroom semi detached home, with a gated driveway and spacious rear garden, located on Hawthorne Avenue in the Farnworth area of Bolton in Greater Manchester. Within the catchment area for St James High School, and close by to Bolton Hospital and the M60/M61 motorway junctions. Briefly comprises of the following, an entrance lobby, a spacious lounge with a feature living flame gas fire and surround, a second reception room, currently being utilised as a dining area, a modern fully fitted kitchen in cream, including an integrated gas hob, electric oven and a chrome extractor hood, and a spacious landscaped garden with a decking area, grass lawn, summer house and a garden shed included. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus a modern 4 piece Family bathroom including a basin, toilet, bath tub and a shower cabinet. The loft is fully boarded with access via a pull down ladder. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. EPC is band D. A months rent plus a 5 week deposit of 1,269.00 pounds must be paid and cleared before signing the



ACCOMMODATION

Lounge 17' 10" x 10' 10" (5.43m x 3.31m)

A spacious lounge with a feature living flame gas fire and surround. Plenty of space for modern furniture to fit. Decorated in neutral colours with a patterned feature wall and comes with a grey coloured carpet. Fitted with a double glazed window to the front aspect, with a pair of double glazed french doors to the rear aspect. Warmed by gas central heated radiators.

Reception Room 2 10' 6" x 11' 6" (3.21m x 3.51m)

A second reception room currently being utilised as a dining area. Decorated in half patterned wallpaper and grey, with a walnut oak wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 8' 8" x 15' 0" (2.64m x 4.56m)

A modern fully fitted kitchen in cream, with an integrated gas hob, electric oven and a chrome extractor hood. Plumbed in for a washing machine. Fitted with a double glazed window to the rear aspect.

Rear Garden

A spacious rear garden with a decking area, grass lawn, summer house and a storage shed,

Master bedroom 12' 6" x 11' 6" (3.8m x 3.5m)

A double sized Master bedroom to the front of the property. Decorated in neutral colours with a patterned feature wall, with a grey coloured carpet. Space for fitted or free standing wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 12' 11" x 11' 0" (3.94m x 3.36m)

A second double sized bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Bedroom 3 8' 1" x 8' 4" (2.46m x 2.55m)

A single sized bedroom to the rear of the property. 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.

Family Bathroom 5' 11" x 9' 3" (1.8m x 2.81m)

A modern 4 piece Family bathroom to the rear of the property. Comes with a basin, toilet, bath tub and a shower cabinet. 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 B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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.

