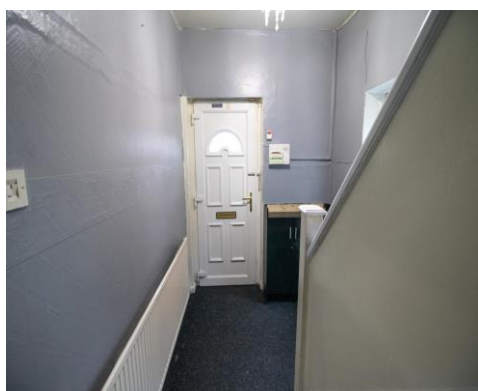




Crescent Avenue, Farnworth, Bolton, BL4 9NH

Offers in the Region Of £169,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! FREEHOLD! A well presented 3 bedroom semi detached home with a double driveway to the front and a large rear garden, located on Crescent Avenue in the Farnworth area of Bolton in Greater Manchester. Close by to a number of local schools including St James High School, Bolton Hospital and offers easy access to the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance hallway, a spacious lounge, a fully fitted kitchen including a gas hob, grill and oven, an open dining area, storage area to the side of the property and a large rear garden. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus a modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler.



ACCOMMODATION

Entrance Hallway 13' 10" x 6' 5" (4.21m x 1.95m)

The entrance hallway to the front of the property. Decorated in light grey with a brand new carpet in grey. A double glazed entrance door is fitted to the front aspect. Warmed by a gas central heated radiator.

Lounge 14' 2" x 13' 6" (4.32m x 4.11m)

A spacious lounge to the front of the property. Decorated in white with a patterned feature wall and a grey coloured carpet. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 10' 1" x 11' 9" (3.08m x 3.58m)

A fully fitted kitchen including a standalone gas hob, grill and oven. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Dining area 10' 7" x 8' 6" (3.22m x 2.58m)

An open plan dining area adjacent to the kitchen. Space for a good sized dining table and chairs. Decorated in light grey with a wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden 27' 1" x 26' 9" (8.26m x 8.15m)

A large garden to the rear. Does require some uplift to make good.

Master bedroom 13' 7" x 13' 1" (4.14m x 3.98m)

A spacious double sized Master bedroom to the front of the property. Decorated in neutral colours with a patterned feature wall and a grey coloured carpet.

Bedroom 2 9' 3" x 13' 2" (2.83m x 4.02m)

A double 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.

Bedroom 3 8' 0" x 9' 1" (2.43m x 2.78m)

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

Family Bathroom 6' 2" x 7' 10" (1.88m x 2.4m)

A modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. 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 C. 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		85 B
69-80	C	71 C	
55-68	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:

