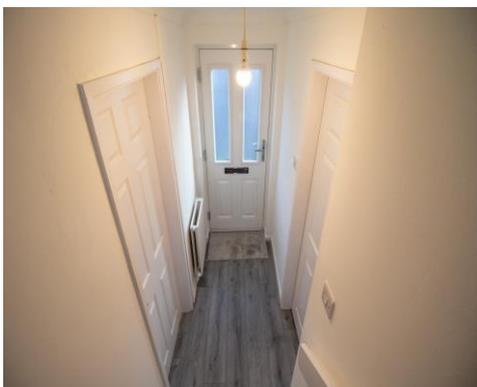




Harrowby Street, Farnworth, Bolton, BL4 7BR

Offers in the Region Of £179,950

FULLY REFURBISHED THROUGHOUT! ALL NEW INTERIOR! FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! An extremely well presented 2 bedroom semi detached home, with a large garden to the rear and gated off road parking, located on Harrowby St in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a spacious lounge with a feature modern electric wall hung fire , a brand new fully fitted kitchen with an integrated gas hob, electric oven and a chrome extractor hood, an open plan dining area adjacent to the kitchen and a large rear garden with a patio area, grass lawn and gated off road parking. To the upper floor you will find 2 double size bedrooms and a brand new modern Family bathroom including a vanity basin, toilet and a deep bath tub. Comes with brand new double glazed windows and doors throughout, Warmed by a brand new gas central heating system via a combi boiler. Security Alarm fitted with a key fob entry. Leasehold property with 765 years left on the lease. Awaiting further information from the vendor regarding what ground rent is payable per annum. EPC is Band D.



ACCOMMODATION

Entrance Lobby 6' 8" x 3' 7" (2.04m x 1.08m)

The entrance lobby to the front of the property. Decorated in white, with a grey wood laminate floor. A brand new composite entrance door is fitted to the front aspect. Warmed by a gas central heated radiator.

Lounge 15' 0" x 9' 2" (4.56m x 2.8m)

A spacious lounge with a brand new modern wall hung electric fire. Decorated in white, with a grey wood laminate floor. Fitted with a brand new double glazed window to the front and rear aspects. Warmed by a gas central heated radiator.

Kitchen 15' 0" x 8' 7" (4.57m x 2.61m)

A brand new fully fitted kitchen in white. Comes with an integrated gas hob, electric oven and a chrome extractor hood. A brand new washing machine is also plumbed in and included with the agreed sale. Decorated in white with a grey wood laminate floor. Space for a dining table and chairs, adjacent to the installed kitchen. Fitted with a brand new double glazed window to the front and rear aspect. A brand new composite entrance door is fitted to the side aspect.

Rear Garden 35' 10" x 35' 11" (10.91m x 10.94m)

A spacious rear garden with a patio area, grass lawn and gated off road parking.

Master bedroom 9' 6" x 9' 5" (2.90m x 2.87m)

A double sized Master bedroom to the front of the property. Decorated in white, with a brand new light grey carpet. Storage cupboard to the left. A brand new double glazed window is fitted to the front aspect. (Window blinds included). Warmed by a gas central heated radiator.

Bedroom 2

A second double sized bedroom that runs from the front to the rear of the property. Decorated in white, with a brand new grey coloured carpet. A brand new double glazed window is fitted to the front and rear aspect. (Window blinds fitted to both windows). Warmed by a gas central heated radiator.

Family Bathroom 5' 6" x 6' 11" (1.68m x 2.1m)

A brand new modern Family bathroom with a 3 piece suite in white. Comes with a vanity basin, toilet and a deep bath tub. Decorated in white with part tiled walls and floor in grey. A brand new 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		83 B
69-80	C		
55-68	D	58 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:

