



Hawthorne Avenue, Farnworth, Bolton, BL4 0AZ

Offers Over £210,000

An extremely well presented 3 bedroom semi detached home, with a conservatory and a double driveway, 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 and M61 motorway junctions. Briefly comprises of the following, an entrance porch, 2 spacious reception rooms, a modern fully fitted kitchen with an integrated electric hob, grill, oven and a chrome extractor hood, a double glazed conservatory and a low maintenance rear and side garden. To the upper floor you will find 3 double sized bedrooms (2 of the bedrooms come with fitted wardrobes) and a modern 'monochrome' family bathroom including a basin, toilet and a walk in shower. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold property, ground rent is 10 pounds per annum, 90 years left on the lease. EPC is BAND D.



ACCOMMODATION

Lounge 16' 9" x 10' 11" (5.1m x 3.33m)

A spacious lounge to the left of the property, with a feature fire place. Plenty of space for modern furniture to fit easily. Decorated in grey colourways with a grey coloured carpet. Fitted with a double glazed window to the front aspect and a pair of double glazed french doors to the rear. Warmed by gas central heated radiators.

Reception Room 2 10' 2" x 12' 6" (3.1m x 3.8m)

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

Kitchen 8' 0" x 15' 5" (2.45m x 4.69m)

A modern fully fitted kitchen with an integrated electric hob, grill, oven and a chrome extractor hood. Plumbed in for a washing machine. Space for a tall fridge freezer. Fitted with a double glazed window and an entrance door to the rear aspect.

Conservatory 11' 1" x 10' 5" (3.37m x 3.17m)

A double glazed conservatory to the right hand side of the property.

Rear Garden

A low maintenance garden to the rear of the property.

Master bedroom 12' 1" x 11' 6" (3.68m x 3.5m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes to two walls. 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 2 12' 10" x 11' 0" (3.9m x 3.36m)

A double sized bedroom to the front aspect. Comes with fully fitted wardrobes. Decorated in light grey with a dark grey carpet. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Bedroom 3 7' 9" x 8' 6" (2.36m x 2.58m)

A third double sized bedroom to the rear of the property. Decorated in grey, with a patterned feature wall. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 6' 1" x 9' 2" (1.86m x 2.8m)

A modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a walk in shower. Comes with fully tiled walls and flooring. Fitted with a double glazed window. Warmed by a gas central heated chrome towel holder.



Energy rating and score

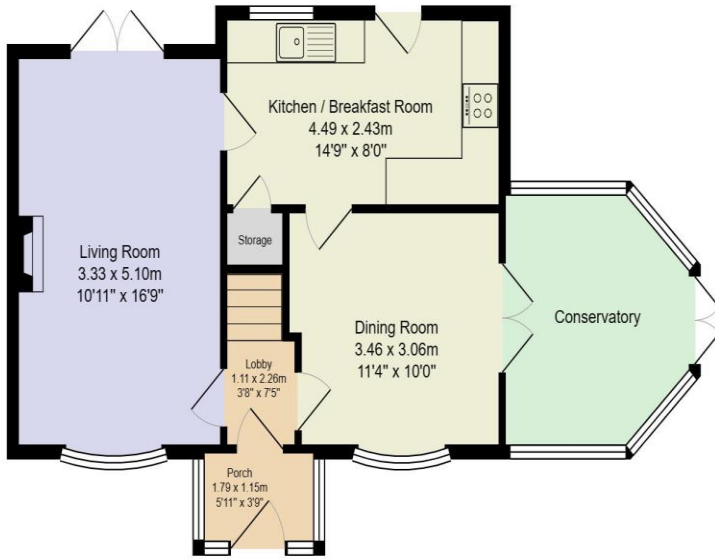
This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

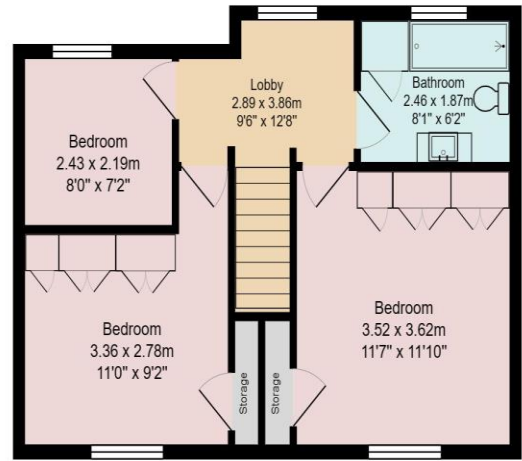
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

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Ground Floor



First Floor

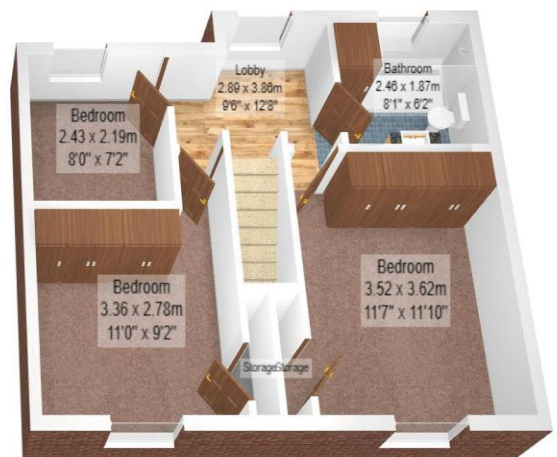
Total Floor Area: 97.7 m² ... 1052 ft² (excluding terrace)

All measurements are approximate and for display purposes only.
 Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com

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