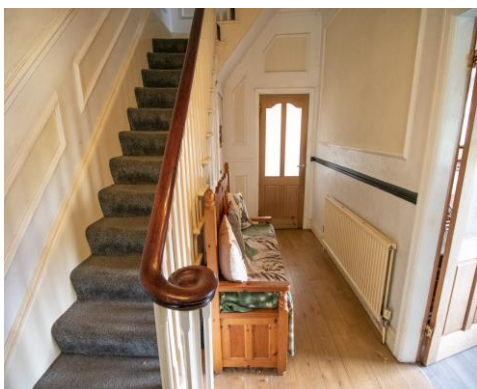




Rawson Avenue, Farnworth, Bolton, BL4 7RW

£350,000

5 BEDROOMS! 3 RECEPTION ROOMS, 2 FAMILY BATHROOMS, CONSERVATORY! HUGE INTERIOR SPACE, LARGE GARDENS! A well presented 5 bedroom semi detached home with huge gardens, off road parking and a garage, located on Rawson Avenue in the Farnworth area of Bolton in Greater Manchester. Offering excellent transport links to the M60 and M61 motorway junctions, close by to Bolton Hospital and Farnworth train station with a direct route into the Manchester City Centre train stations. Briefly comprises of the following, an entrance vestibule, an entrance hallway, 3 reception rooms. a huge conservatory, a fully fitted kitchen with an integrated electric hob, 5 ovens, a microwave oven and a chrome extractor hood, a double glazed conservatory and a huge garden to the front, side and rear. To the basement, you will find 2 double sized bedrooms, a dressing room and a family bathroom. To the upper floor you will find a further 2 double sized bedrooms (fitted wardrobes to the master bedroom), 1 single bedroom, and a second family bathroom. Comes with double glazed windows throughout. Warmed by gas central heating via a combi boiler. LEASEHOLD



ACCOMMODATION

Entrance Vestibule 8' 2" x 7' 5" (2.48m x 2.25m)

The entrance vestibule to the front of the property. Plenty of space for coats, shoes, umbrellas.

Entrance Hallway 8' 0" x 15' 3" (2.43m x 4.65m)

The entrance hallway into the property. Decorated in neutral colours with a wooden floor. Warmed by a gas central heated radiator.

Lounge 13' 9" x 10' 2" (4.18m x 3.09m)

A very spacious lounge to the rear of the property. Decorated in neutral colours with a grey coloured carpet. Fitted with a pair of double glazed doors to the rear aspect and a double glazed window to the side aspect. Warmed by a gas central heated radiator.



Reception Room 2 12' 4" x 14' 2" (3.77m x 4.33m)

A second lounge to the front of the property, with a feature fire place. Decorated in neutral colours with a patterned feature wall and a grey wood laminate floor. A double glazed window is fitted to the front and side aspect. Warmed by a gas central heated radiator.



Reception Room 3 13' 9" x 10' 2" (4.18m x 3.09m)

A 3rd reception room to the front of the property. Decorated in neutral colours with a walnut oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 18' 8" x 11' 11" (5.7m x 3.64m)

A fully fitted kitchen, with integrated appliances, including 5 ovens, a microwave oven, electric hob and a chrome extractor hood. Decorated in neutral colours with a mid oak wood laminate floor.



Conservatory 21' 8" x 19' 2" (6.61m x 5.85m)

An extremely spacious double conservatory to the rear of the property.

Master bedroom 12' 1" x 13' 6" (3.68m x 4.12m)

A double sized Master bedroom to the rear upper floor of the property. Decorated in neutral colours with a grey coloured carpet. Fitted with a double glazed window to the rear aspect. Comes with an upper floor outside veranda. Warmed by a gas central heated radiator.

Bedroom 2 12' 0" x 14' 1" (3.65m x 4.28m)

A second double bedroom to the front upper floor of the property. Decorated in neutral colours with a patterned feature wall and a grey coloured carpet. Plenty of 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 3 13' 1" x 10' 2" (4.0m x 3.09m)

A single sized bedroom to the front upper floor of the property. Decorated in neutral colours with a patterned feature wall and a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom (Upper Floor) 9' 11" x 7' 10" (3.03m x 2.4m)

A modern 3 piece Family bathroom to the upper floor of the property. Comes with a double vanity basin, toilet and a walk in shower cabinet. Fully tiled walls. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.



Bedroom 4 12' 0" x 10' 6" (3.67m x 3.19m)

A double sized bedroom to the basement area. 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.

Energy rating and score

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

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 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.



BASEMENT

GROUND FLOOR

FIRST FLOOR

Total Floor Area: 239.2 m² ... 2575 ft² (excluding terrace)
 All measurements are approximate and for display purposes only.
 Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com



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