



Crescent Avenue, Farnworth, Bolton, BL4 9NH

£140,000

REQUIRES A FULL REFURBISHMENT AND MODERNISATION! IDEAL FOR INVESTORS OR THOSE LOOKING FOR A PROJECT! 2 RECEPTION ROOMS! Located on Crescent Avenue in the Farnworth area of Bolton in Greater Manchester is this 3 bedroom semi detached home, with a driveway and lawned gardens to the front and rear . Briefly comprises of the following, an entrance lobby, 2 reception rooms, kitchen, family bathroom with a separate toilet, 2 double sized bedrooms and 1 single bedroom. FREEHOLD PROPERTY, EPC rating is Band F.



ACCOMMODATION

Entrance Lobby 11' 10" x 9' 11" (3.61m x 3.03m)

The entrance lobby to the front of the property.

Lounge 10' 0" x 11' 8" (3.06m x 3.56m)

A spacious lounge to the front of the property.

Reception Room 2 11' 10" x 11' 6" (3.6m x 3.51m)

A second reception room to the rear of the property.

Kitchen 8' 10" x 10' 3" (2.7m x 3.12m)

The kitchen to the rear of the property.

Rear Garden

A large rear garden, with a patio area and a raised grass lawn.

Master bedroom 9' 11" x 10' 11" (3.03m x 3.34m)

A double sized Master bedroom to the front of the property.

Bedroom 2 11' 11" x 10' 11" (3.62m x 3.33m)

A second double sized bedroom to the rear of the property.

Bedroom 3 7' 2" x 9' 11" (2.18m x 3.03m)

A single sized bedroom to the front of the property.

Family Bathroom 6' 0" x 8' 4" (1.83m x 2.53m)

The family bathroom to the rear of the property.

Toilet 5' 8" x 3' 9" (1.72m x 1.14m)

A standalone toilet, adjacent to the Family bathroom.



Energy rating and score

This property's energy rating is F. 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		73 C
55-68	D		
39-54	E		
21-38	F	33 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.

