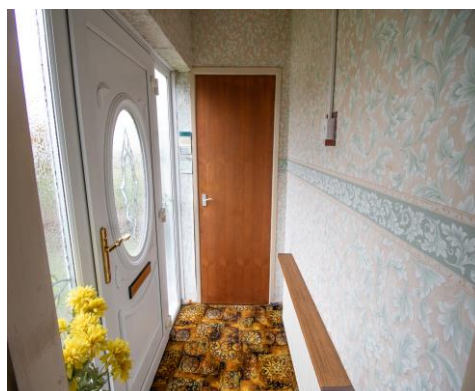




**Mayfield Avenue, Farnworth, Bolton, BL4 9NY**

**Offers in the Region Of £199,950**

FOR SALE WITH NO CHAIN! VACANT POSSESSION! REQUIRES COSMETIC REFURBISHMENT AND PRICED ACCORDINGLY. A spacious 2 bedroom detached bungalow with lawned gardens to the front and rear, located on Mayfield Avenue in the Farnworth area of Bolton in Greater Manchester. Close by to the centre of Farnworth and the M60 motorway junction. Briefly comprises of the following, an entrance lobby, a spacious lounge with a feature living flame gas fire and surround, a fully fitted kitchen with an integrated gas hob, grill and oven, a family bathroom with a basin, toilet and a walk in shower, 2 double sized bedrooms and a spacious rear garden with a patio area and a grass lawn. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold property with 937 years left on the lease, 7 pounds per annum ground rent. The EPC is ordered and will be live on the advert soon.





## ACCOMMODATION

### **Entrance Lobby** 3' 10" x 7' 1" (1.16m x 2.17m)

The entrance lobby to the front of the property. Fitted with a double glazed entrance door. Warmed by a gas central heated radiator.

### **Lounge** 16' 7" x 12' 0" (5.06m x 3.65m)

A spacious lounge to the front of the property with a feature living flame gas fire and surround. 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** 15' 11" x 8' 9" (4.84m x 2.66m)

A fully fitted kitchen to the rear of the property. Comes with an integrated gas hob, electric grill and oven. Plumbed in for a washing machine. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Family Bathroom** 6' 4" x 6' 1" (1.92m x 1.86m)

A family bathroom with a vanity basin, toilet and a walk in shower. (Fully tiled walls, wet room style bathroom). A double glazed window is fitted to the side aspect. Warmed by a gas central heated chrome towel holder.

### **Master bedroom** 12' 4" x 12' 2" (3.76m x 3.7m)

A double sized Master bedroom to the rear of the property. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 8' 9" x 10' 1" (2.66m x 3.08m)

A second double sized bedroom. Fitted with a double glazed window to the side aspect. Warmed by a gas central heated radiator.

### **Rear Garden**

A spacious rear garden with a patio area and grass lawns.





