



Avondale Road, Farnworth, Bolton, BL4 0PB

Offers in the Region Of £189,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! Close by to St James High school and St James High School. Offers easy access to the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance hallway, a spacious lounge, a second reception room, a fully fitted kitchen with an integrated gas hob, electric oven and a chrome extractor hood plus a very spacious rear garden with a patio area and a grass lawn. To the upper floor, you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, (fitted wardrobes to the master bedroom), a modern Family bathroom with a vanity basin and a shower cabinet, plus a standalone toilet. Comes with double glazed windows throughout, warmed by gas central heating via a combi boiler. **FREEHOLD PROPERTY.** The EPC is band C.



ACCOMMODATION

Entrance Hallway 13' 11" x 6' 7" (4.25m x 2.01m)

The entrance hallway to the front of the property. Decorated in neutral colours with a tiled floor. Storage under the stairs. Warmed by a gas central heated radiator.

Lounge 12' 8" x 13' 2" (3.85m x 4.02m)

A spacious lounge to the rear of the property. Decorated in neutral colours with a mid oak wooden floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 7' 10" x 11' 3" (2.4m x 3.43m)

A fully fitted kitchen with an integrated gas hob, electric oven and a chrome extractor hood. Plumbed in for a washing machine. Space for a tall fridge freezer. A double glazed window is fitted to the front aspect.

Reception Room 2 10' 7" x 10' 11" (3.23m x 3.33m)

A second reception room to the rear of the kitchen. Decorated in neutral colours with a tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden

A very spacious rear garden with a patio area and a grass lawn.

Master bedroom 12' 7" x 11' 3" (3.84m x 3.44m)

A double sized Master bedroom to the rear of the property. Comes with fully fitted wardrobes. Decorated in neutral colours with an oak wooden floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2 10' 4" x 10' 10" (3.16m x 3.31m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with an oak wooden floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 9' 4" x 8' 10" (2.85m x 2.68m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a light oak wooden floor. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's energy rating is C. 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		85 B
69-80	C	69 C	
55-68	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.

