



Ceres Chase, Farnworth, Bolton, BL4 9EW

Offers Over £99,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented, modern 2 bedroom top floor apartment, located at Ceres Chase in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, a spacious lounge, an open plan kitchen with an integrated gas hob, electric oven, extractor hood, washing machine and a fridge freezer, a double sized Master bedroom with storage space, a single sized bedroom and a modern Family bathroom with a 3 piece suite in white including a vanity basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Comes with double glazed windows throughout. Warmed by gas central heating via a combi boiler. Secure key entrance door into the block. Allocated car parking for one car. The M60 motorway junction is very close to the apartments, for easy access onto the motorway network. LEASEHOLD PROPERTY WITH 233 YEARS LEFT ON THE LEASE, THE GROUND RENT IS 125.00 PER ANNUM. SERVICE CHARGE IS 90 PER MONTH. EPC IS BAND C.



ACCOMMODATION

Entrance Hallway 3' 11" x 11' 3" (1.19m x 3.43m)

The internal entrance hallway. Deocrated in grey and black colourways, with a wood laminate floor.

Lounge 17' 1" x 10' 0" (5.2m x 3.06m)

A spacious lounge, decorated in neutral colours and wood laminate floor. A double glazed window is fitted to the front aspect and warmed by a gas central heated radiator.

Kitchen 8' 6" x 7' 4" (2.6m x 2.23m)

A modern, open plan kitchen, off from the lounge. Comes with an integrated gas hob, electric oven, an extractor hood, washing machine and a fridge freezer. A double glazed window is fitted to the front aspect.

Master bedroom 10' 6" x 13' 9" (3.2m x 4.2m)

A double sized master bedroom, with modern decor and a light grey carpet. Storage space to use (out of shot). A double glazed window is fitted to the rear aspect and warmed by a gas central heated radiator.

Bedroom 2 10' 4" x 7' 1" (3.14m x 2.15m)

A single bedroom to the front of the property, decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect and warmed by a gas central heated radiator.

Family Bathroom 5' 5" x 6' 8" (1.66m x 2.03m)

A modern family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Warmed by a gas central heated towel holder.

Allocated Car Parking

Allocated car parking to the rear of the aparments.



Energy rating and score

This property's energy rating is C. 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	80 C	80 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.

