



Dixon Green Drive, Farnworth, Bolton, BL4 7EE

Offers in Excess of £89,950

A well presented 2 bedroom upper floor apartment, located on Dixon Green Drive in the Farnworth area of Bolton in Greater Manchester. Offering easy access to the M60 and M61 motorway junctions, briefly comprises of the following, a spacious lounge, with space for a dining table in chairs to the left, a fully fitted kitchen in white with grey worktops, including an integrated electric hob and oven, 2 double sized bedrooms and 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. Comes with double glazed windows throughout. Warmed by electric wall heaters. Secure communal area with key entry only. Car parking available to the rear. LEASEHOLD PROPERTY, 973 YEARS LEFT ON THE LEASE. VENDOR HAS SAID NO GROUND RENT IS PAYABLE. SERVICE CHARGES ARE 1434.00 GBP PER ANNUM. EPC IS BAND C.



ACCOMMODATION

Lounge 14' 1" x 17' 8" (4.3m x 5.38m)

A spacious lounge to the front of the apartment. Decorated in neutral colours with a grey coloured carpet. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by an electric wall heater.

Dining area

A dining area to the left of the lounge, adjacent to the kitchen. Decorated in neutral colours with a grey coloured carpet. Fitted with 2 double glazed windows to the front aspect.

Kitchen 8' 5" x 7' 9" (2.56m x 2.35m)

A fully fitted kitchen in cream with contrasting grey worktops. Space for a tall fridge freezer. The washing machine is included in the sale. Decorated in neutral colours with a grey tiled floor. A double glazed window is fitted to the side aspect.



Master bedroom

A double sized master bedroom to the rear of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by an electric wall heater



Bedroom 2 10' 2" x 10' 7" (3.11m x 3.22m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by an electric wall heater.

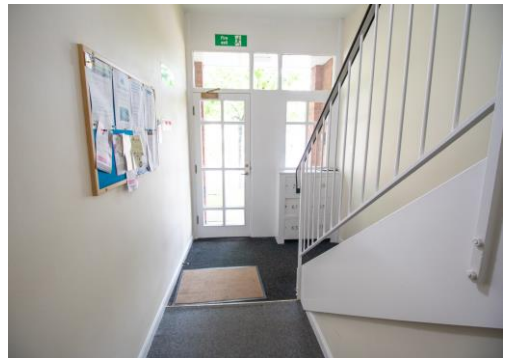


Family Bathroom 5' 7" x 8' 5" (1.69m x 2.56m)


A spacious 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. A double glazed window is fitted to the side aspect.

Entrance Hallway


The entrance hallway into the apartment. Decorated in neutral colours with a grey coloured carpet. Warmed by an electric wall heater.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Reference:

dixon_green_drive_flat_march_2022

