



**Waverley Avenue, Farnworth, Bolton, BL4 8HU**

**Offers in the Region Of £159,950**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! REQUIRES MODERNISATION AND PRICED ACCORDINGLY. FREEHOLD! A 3 bedroom semi detached property, located on Waverley Avenue in the Kearsley area of Bolton in Greater Manchester. Offering excellent transport links with the M60 and M62 motorway junctions being close by. Briefly comprises of the following, an entrance porch, a spacious lounge with a feature inset gas fire, a fully fitted kitchen with space for a dining table and chairs, a downstairs WC, a small conservatory and a low maintenance rear garden. To the upper floor you will find 2 double sized bedrooms and 1 single bedroom plus a family bathroom with a basin, toilet and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler.



## ACCOMMODATION

### **Entrance Porch** 4' 1" x 6' 5" (1.25m x 1.95m)

The entrance porch to the front of the property.

### **Lounge** 14' 2" x 15' 0" (4.33m x 4.56m)

A spacious lounge with a feature inset living flame gas fire. 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** 9' 3" x 12' 0" (2.82m x 3.66m)

A fully fitted kitchen with space for a good sized dining table and chairs. Comes with a free standing gas hob, grill and oven. Plumbed in for a washing machine with space for a tall fridge freezer. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Downstairs W.C** 5' 4" x 3' 0" (1.62m x 0.92m)

A useful downstairs W.C

### **Conservatory** 7' 11" x 11' 8" (2.42m x 3.55m)

A small conservatory to the rear of the property.

### **Rear Garden**

A low maintenance rear garden.

### **Master bedroom** 12' 3" x 10' 2" (3.73m x 3.10m)

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

### **Bedroom 2** 11' 0" x 9' 10" (3.35m x 3.0m)

A double sized bedroom to the rear of the property. Comes with fully fitted wardrobes. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 12' 8" x 6' 6" (3.86m x 1.97m)

A single sized bedroom to the front of the property. 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		87 B
69-80	C	71 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.

