BOLTON PROPERTIES



Tig Fold Road, Farnworth, Bolton, BL4 0PD

Offers in the Region Of £175,000

FOR SALE WITH NO ONWARD CHAIN! A well presented 2 bedroom semi detached home, (this property has been split into 3 bedrooms but formerly a 2 bed), with a gated driveway, located on Tig Fold Rd in the Farnworth area of Bolton in Greater Manchester. Close by to local schools, including St James High School, local shops, Bolton Hospital and the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature electric fire and surround, a modern kitchen including an integrated electric hob, oven and a chrome extractor hood, an open plan dining area and a rear garden with a patio area, grass lawn and a garage. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom plus a modern Family bathroom including a vanity basin, toilet and a bath tub with an electric shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. An epc is ordered and will be live on the advert soon. Leasehold property with 951 years left on the lease. Ground rent is 15 pounds per annum.







ACCOMMODATION

Front Garden *20' 2" x 26' 3" (6.14m x 8.0m)*
A spacious, low maintenance front garden with a gated driveway.



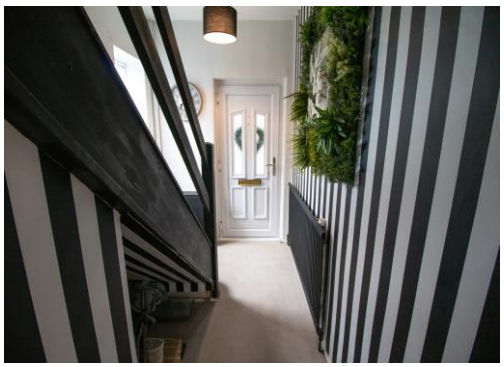
Entrance Hallway *13' 1" x 5' 9" (4.0m x 1.75m)*
The entrance hallway to the front of the property. Decorated in neutral colours with a striped pattern feature wall with a cream coloured carpet. A double glazed window is fitted to the side aspect with a double glazed entrance door to the front aspect. Warmed by a gas central heated radiator.

Lounge *12' 6" x 11' 8" (3.80m x 3.56m)*
A spacious lounge with a feature electric fire and surround. Plenty of space for modern furniture. Decorated in neutral colours with a cream coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



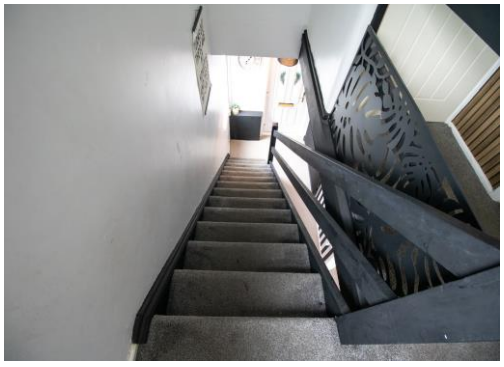
Kitchen *9' 11" x 17' 5" (3.03m x 5.3m)*
A modern fully fitted kitchen including an integrated electric hob, oven and a chrome extractor fan. Plumbed in for a washing machine with space for a tall fridge freezer. A double glazed window is fitted to the rear aspect with a double glazed entrance door to the side aspect. Decorated in light grey with a grey wood laminate floor. Warmed by a gas central heated radiator.

Rear Garden *40' 3" x 19' 6" (12.28m x 5.94m)*
A spacious rear garden including a patio area, grass lawn and a garage.



Bedroom 2 *11' 1" x 12' 2" (3.37m x 3.7m)*
A double sized bedroom to the rear of the property. Decorated in neutral colours with a cream coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Master bedroom *9' 11" x 7' 7" (3.02m x 2.30m)*
A double sized bedroom to the front of the property. Comes with fully fitted wardrobes. Decorated in neutral colours with a cream coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



Bedroom 3 *8' 8" x 7' 7" (2.63m x 2.32m)*
A single sized bedroom to the front of the property. Comes with a fitted wardrobe. Decorated in neutral colours with a cream coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

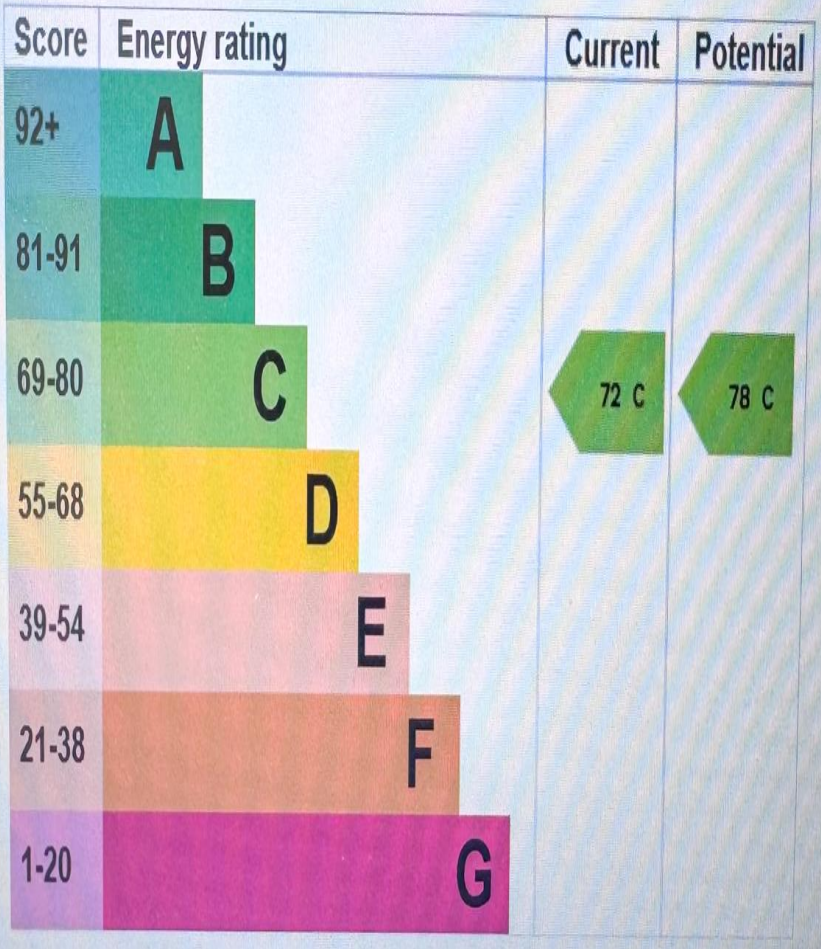


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Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



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.

For properties in England and Wales:

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.