



TIG FOLD ROAD, FARNWORTH, BOLTON

£139,950 Leasehold

NO CHAIN, TWO BEDROOMS, GREAT FIRST TIME BUY OR INVESTMENT

- ***NO UPWARD CHAIN***
- 2 BEDROOMS
- CLOSE TO LOCAL AMENITIES
- GARDENS FRONT AND REAR
- POPULAR RESIDENTIAL

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Eric Clarke are delighted to introduce this spacious two double bedroom semi detached property to the market, the property is in need of some modernisation has a great size rear garden, this property is ideal for young couples and families wanting a home they can put their own stamp on.

Ideally positioned with excellent access to Royal Bolton Hospital, schools, shops and the motorway network. The property is also an excellent buy to let opportunity!

The property features an entrance hall, spacious lounge and a fitted kitchen. To the first floor are two excellent size double bedrooms and a family bathroom. Externally to the front is an enclosed garden and to the rear is a large laid to lawn garden,

Council Tax Band: A (Bolton Council)
Tenure: Leasehold (954 years)

Hall
w: 3.82m x l: 1.72m (w: 12' 6" x l: 5' 8")

Lounge
w: 3.36m x l: 6.8m (w: 11' x l: 22' 4")

Kitchen
w: 2.24m x l: 2.82m (w: 7' 4" x l: 9' 3")

Landing
w: 1.88m x l: 2.97m (w: 6' 2" x l: 9' 9")

Bedroom 1
w: 3.02m x l: 4.62m (w: 9' 11" x l: 15' 2")

Bedroom 2
w: 3.69m x l: 2.74m (w: 12' 1" x l: 9')

Bathroom
w: 2.28m x l: 1.69m (w: 7' 6" x l: 5' 7")



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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.