



**Parkfield Avenue
Farnworth
Bolton
Lancashire
BL4 9PZ**

Offers in Excess of £165,000

bettermove

Parkfield Avenue

Bolton

Bettermove are proud to present this 2 bedroom semi-detached house in Farnworth, Bolton.

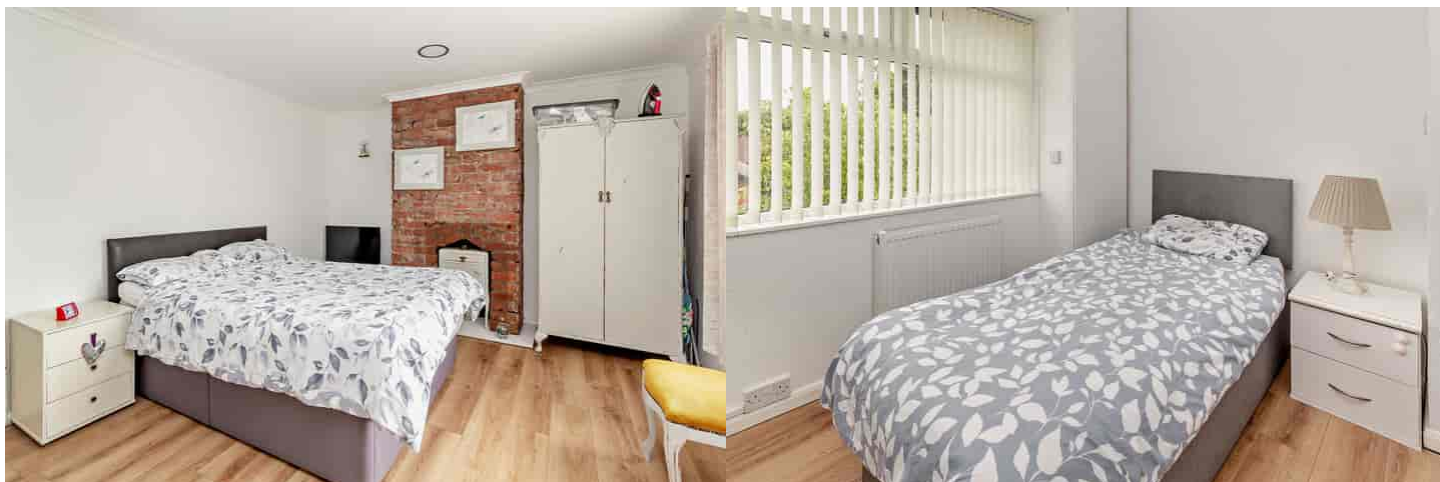
The property benefits from double glazing, gas central heating throughout and under floor heating in the dining room, with off street parking available via driveway. The council tax band is A.

This is a leasehold property with 897 years remaining on the lease; the ground rent is £12.00 per annum.

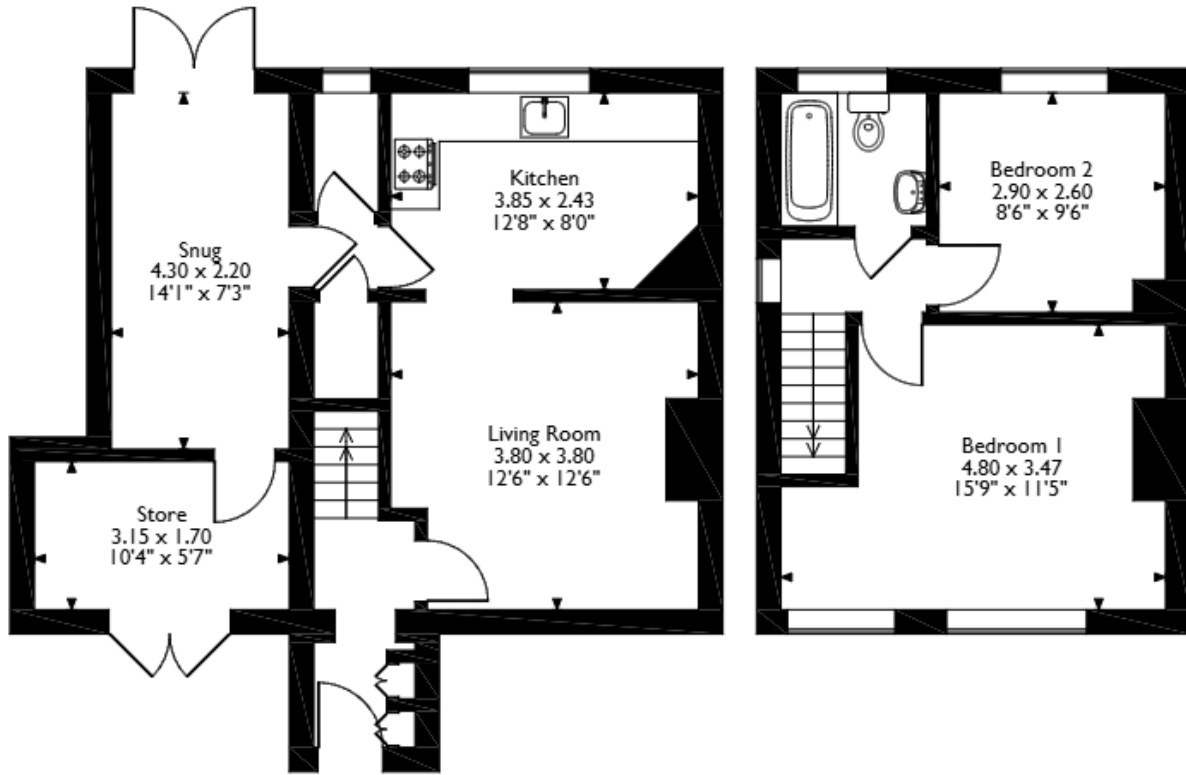
The interior of this beautifully presented property comprises a spacious living room, dining room, with under floor heating and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Farnworth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Farnworth and Kearsley train stations, a range of bus routes into both Manchester and Bolton and quick access to the M61.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Parkfield Avenue, Farnworth, Bolton
Approximate Gross Internal Area
80 Sq M/861 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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