



**Presto Street
Farnworth
Bolton
Lancashire
BL4 7RB**

Offers In Excess Of £132,000

bettermove

Presto Street Bolton

Bettermove are proud to present this 2 bedroom terraced house in Bolton available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway.

The council tax band is A.

This is a leasehold property with 125 years on the lease from 1989; the ground rent is £30pa.

The interior of this property comprises a spacious living room 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 Bolton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A666, Farnworth train station and many local bus routes.

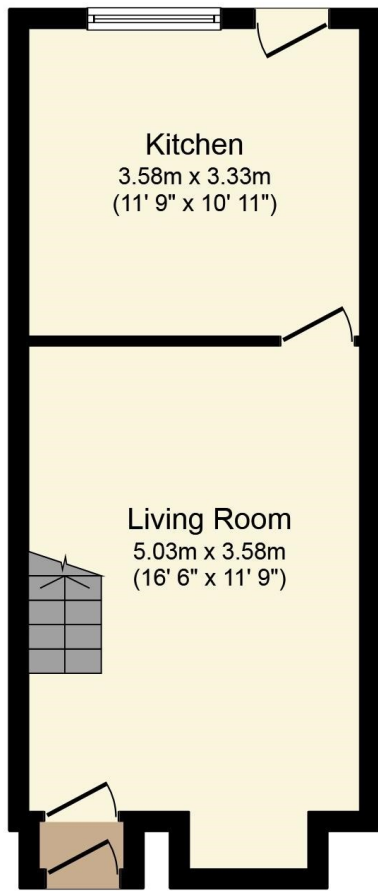
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

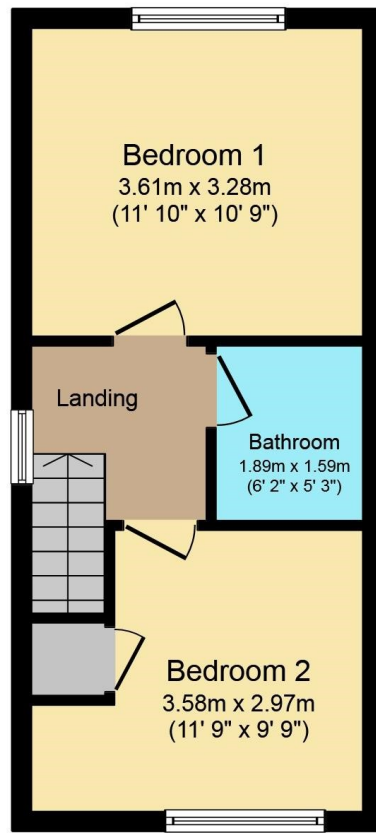
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor



First Floor

Total floor area 62.0 sq. m. (667 sq. ft.) approx

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	69	
(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	



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