



- Semi Detached Bungalow
- Two Double Bedrooms
- Lounge
- Dining Kitchen
- Wet Room
- Parking
- Garden
- No Onward Chain

34 Elterwater Road
Bolton, BL4 0PJ

£175,000

A rare opportunity to purchase this two bedroom semi detached bungalow, located on this popular development. The accommodation comprises of an entrance hall, lounge, dining kitchen, two double bedrooms and a wet room. Externally to the front there is a garden, which is laid with artificial turf and a driveway providing off road parking. To the rear there is an enclosed garden. The property benefits from having no onward chain. Lease 773 years.

Ground Floor

Entrance Hall 15' 4" x 4' 9" (4.67m x 1.45m)

Radiator, access to loft.

Lounge 15' 8" x 11' 1" (4.77m x 3.38m)

Radiator, patio doors to rear.

Dining Kitchen 15' 1" x 10' 8" (4.59m x 3.25m)

Fitted with a range of base and eye level units incorporating a sink and drainer, gas hob with extractor over, double oven, space for washing machine and fridge freezer, space for table and chairs, double storage cupboard, window to rear, door to rear garden.

Bedroom One 12' 1" x 10' 6" (3.68m x 3.20m)

Radiator, fitted wardrobes, window to front.

Bedroom Two 11' 2" x 8' 8" (3.40m x 2.64m)

Radiator, window to front.

Wet Room 8' 2" x 6' 9" (2.49m x 2.06m)

Suite comprising of a low level WC, wash basin, bidet, walk in shower, part tiled walls, spot lighting, radiator.



External

Externally to the front there is a garden, which is laid with artificial turf and a driveway providing off road parking. To the rear there is an enclosed garden.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(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
WWW.EPC4U.COM		

Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details.

No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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