



Elsie Street, Farnworth, Bolton, BL4 9HT

Offers in the Region Of £225,000

FOR SALE WITH NO ONWARD CHAIN! An extremely well presented 3 bedroom Semi detached dormer bungalow, located on Elsie Street in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge with a feature living flame gas fire and surround, an open plan dining room, a modern fully fitted galley style kitchen with a breakfast bar, a large double glazed conservatory, a double sized bedroom with fitted wardrobes (ground floor) and a superb landscaped rear garden with a patio area, grass lawn and a garden shed. To the upper floor you will find 2 bedrooms, a double sized master bedroom including fully fitted wardrobes, one single bedroom and a 4 piece Family bathroom with a basin, toilet, bath tub and a shower cabinet. Offers easy access to the centre of Farnworth, the M60 and M61 motorway junctions and Bolton Hospital. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold, 839 years remaining. 10 pounds per annum. The epc is ordered and will be live on the advert soon.



ACCOMMODATION

Entrance Vestibule 5' 5" x 2' 11" (1.64m x 0.9m)

The entrance vestibule to the front of the property. Fitted with a composite, double glazed entrance door to the front aspect.

Lounge 17' 3" x 10' 6" (5.27m x 3.21m)

A spacious lounge to the front of the property, with a feature living flame gas fire and surround. Decorated in neutral colours with a patterned feature wall, and a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Dining Room 10' 8" x 8' 4" (3.24m x 2.55m)

A good sized dining room to the rear. Decorated in neutral colours with a walnut oak wooden floor. Fitted with double glazed patio doors to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 21' 1" x 8' 5" (6.42m x 2.56m)

A modern galley style kitchen in white with contrasting grey worktops and breakfast bar. Comes with an integrated electric hob, grill, oven and a chrome extractor hood. Fitted with double glazed windows to the front aspect and side aspect. Warmed by a gas central heated radiator.

Conservatory 8' 5" x 18' 7" (2.56m x 5.67m)

A large double glazed conservatory to the rear with a glass roof. Can be used as a second reception room. Warmed by a gas central heated radiator.

Rear Garden

A superb, very spacious landscaped garden to the rear with a patio area, grass lawn and a garden shed.

Master bedroom 12' 10" x 11' 9" (3.9m x 3.57m)

A double sized Master bedroom to the upper floor. Comes with fully fitted wardrobes. Decorated in neutral colours with a grey coloured carpet. Fitted with a double glazed window to the side aspect. Warmed by a gas central heated radiator.

Bedroom 2 (Ground Floor) 9' 6" x 10' 4" (2.90m x 3.16m)

A second double sized bedroom to the ground floor. Comes with fully fitted wardrobes. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

Bedroom 3 11' 6" x 8' 3" (3.51m x 2.51m)

A single sized bedroom to the upper floor. Decorated in neutral colours with a blue coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 5' 3" x 17' 1" (1.59m x 5.2m)

A Family bathroom with a 4 piece suite in white, including a basin, toilet, bath tub and a shower cabinet. Comes with tiled walls and flooring. Fitted with a double glaze window to the side aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.

