



Elsie Street, Farnworth, Bolton, BL4 9HT

Offers in the Region Of £149,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! An extremely well presented 2 bedroom mid terraced home, 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, a modern fully fitted kitchen with an integrated gas hob, electric oven and a fridge freezer, an open plan dining area and a spacious low maintenance rear garden with a storage shed included. To the upper floor you will find 2 bedrooms, a double sized Master bedroom and one single bedroom, (both bedrooms come with modern fully fitted wardrobes) and a very spacious Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with an electric shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. EPC is band C. Leasehold property with 961 years remaining on the lease. Ground rent is 1 pound per annum.



ACCOMMODATION

Entrance Vestibule 3' 7" x 2' 11" (1.1m x 0.9m)

The entrance vestibule to the front of the property. Space to hang up coats. A double glazed entrance door is fitted to the front aspect.

Lounge 14' 5" x 14' 10" (4.40m x 4.52m)

A spacious lounge with a feature living flame gas fire and surround. Plenty of space for modern furniture to fit easily. Decorated in modern grey colours with a dark grey wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen/Diner 14' 1" x 14' 6" (4.3m x 4.43m)

A modern fully fitted kitchen with an open plan dining area to the left hand side. Comes with an integrated gas hob, electric oven and a fridge freezer. Plumbed in for a washing machine. Space for a good sized dining table and chairs. Fitted with 2 double glazed windows and an entrance door to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden

A spacious low maintenance rear garden with a storage shed included.

Upper floor landing 5' 5" x 10' 3" (1.66m x 3.12m)

The upper floor landing area. Decorated in light grey with a dark grey coloured carpet.

Master bedroom 12' 2" x 14' 5" (3.72m x 4.4m)

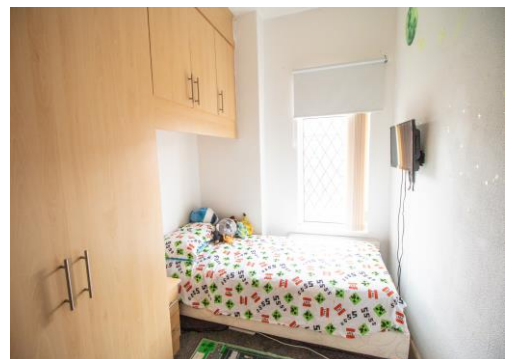
A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes in cream. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 14' 5" x 7' 3" (4.4m x 2.2m)

A single sized bedroom to the rear of the property. Decorated in neutral colours with a grey coloured carpet. Comes with fully fitted oak wardrobes. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 11' 2" x 7' 0" (3.41m x 2.13m)

A very spacious Family bathroom with a 3 piece suite in white. Comes with a basin, toilet and a bath tub with an electric shower over the bath and a glass shower screen. Fully tiled walls and flooring. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated chrome towel holder.



Energy rating and score

This property's energy rating is C. 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		86 B
69-80	C	72 C	
55-68	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.

