



Elsie Street, Farnworth, Bolton, BL4 9HT

Offers Over £195,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented 3 bedroom semi detached dorma bungalow, located on Elsie St in the Farnworth area of Bolton in Greater Manchester. Close by to the centre of Farnworth, with shops and supermarkets within easy walking distance. Bolton Hospital and St James High School only a 5 minute drive from the property, and the M60 and M61 motorway junctions are within easy reach. Briefly comprises of the following, an entrance vestibule, a spacious lounge with a feature electric fire and surround, a galley style kitchen including a gas hob, grill/oven and an open plan dining area, a double sized Master bedroom (ground floor) with fully fitted wardrobes and an en-suite bathroom, a single sized bedroom (ground floor) which could be used as a second smaller reception room or a home office, and a low maintenance rear garden with a garage. To the upper floor you will find a double sized bedroom including fully fitted wardrobes and a 4 piece Family bathroom with a basin, toilet, bath tub and a shower cabinet. Comes with double glazed windows throughout. Warmed by gas central heating via a combi boiler. A security alarm is fitted. Leasehold with



ACCOMMODATION

Entrance Vestibule 5' 5" x 2' 11" (1.66m x 0.9m)

The entrance vestibule to the front of the property.

Lounge 16' 7" x 5' 8" (5.06m x 1.72m)

A spacious lounge with a feature electric fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a wine coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 9' 2" x 7' 7" (2.80m x 2.32m)

A galley style kitchen with an open plan dining area. The under counter fridge and freezer can be included with the agreed sale price if required. Under stairs storage cupboard. A double glazed window is fitted to the front and side aspects. Warmed by a gas central heated radiator.

Master bedroom (Ground floor) 10' 0" x 11' 2" (3.04m x 3.4m)

A double sized Master bedroom to the ground floor. Comes with fully fitted wardrobes and an en-suite bathroom. Decorated in neutral colours with a beige coloured carpet. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

En-Suite to the Master bedroom 5' 3" x 2' 9" (1.6m x 0.84m)

An en-suite bathroom to the Master bedroom. Comes with a vanity basin and a toilet. A double glazed window is fitted to the rear aspect.

Bedroom 2 (Ground Floor) 10' 2" x 8' 9" (3.10m x 2.66m)

A single sized bedroom to the ground floor. This could be used as smaller 2nd Reception Room as it is currently or as a home office. Decorated in neutral colours with a green carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden

A low maintenance garden to the rear. Comes with a single story garage.

Bedroom 3 (Upper Floor) 13' 1" x 12' 3" (4.0m x 3.73m)

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

Family Bathroom 5' 3" x 15' 7" (1.6m x 4.74m)

A 4 piece Family bathroom including a basin, toilet, bath tub and a shower cabinet. Comes with a double glazed window to the side aspect. Warmed by a gas central heated radiator.



