



Elsie Street, Farnworth, Bolton, BL4 9HT

Offers in the Region Of £220,000

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 effect electric 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, 838 years remaining. 10 pounds per annum. The epc is band D. Close by to the centre of Farnworth and Bolton Hospital. Offers excellent transport links, the M60 and M61 motorway



ACCOMMODATION

Entrance Porch 5' 3" x 2' 11" (1.61m x 0.9m)

The entrance porch to the front of the property. Decorated in white with a grey coloured carpet. A composite entrance door is fitted to the front aspect. Warmed by a gas central heated radiator.

Lounge 17' 0" x 10' 6" (5.17m x 3.21m)

A spacious lounge with a feature living flame electric fire and surround. Decorated in white 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.

Kitchen 21' 2" x 8' 1" (6.46m x 2.46m)

A galley style kitchen with an integrated electric hob, grill, oven and a chrome extractor hood. Space for a dining table and chairs. Decorated in light grey with a beige tiled floor. A double glazed window is fitted to the front and side aspect. Warmed by a gas central heated radiator.

Dining Room 10' 3" x 8' 4" (3.13m x 2.55m)

An open plan dining room to the rear of the lounge. Decorated in neutral colours with a walnut oak wood laminate floor. Fitted with double glazed patio doors to the rear aspect. Warmed by a gas central heated radiator.

Conservatory 8' 0" x 18' 3" (2.44m x 5.55m)

A spacious double glazed conservatory to the rear of the property. Decorated in neutral colours with an oak wood laminate floor. Double glazed windows, door and glass roof. Warmed by a gas central heated radiator.

Rear Garden 39' 3" x 29' 10" (11.97m x 9.1m)

A super landscaped garden to the rear, with a grass lawn, large patio area and a garden shed included.

Master bedroom (Ground Floor) 9' 6" x 10' 7" (2.90m x 3.22m)

A double sized Master bedroom to the ground floor. Comes with fully fitted wardrobes in cream. Decorated in neutral colours with a patterned grey feature wall and a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2 (Upper Floor) 12' 11" x 12' 11" (3.93m x 3.93m)

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

Bedroom 3 (Upper floor) 11' 7" x 8' 3" (3.52m x 2.52m)

A single sized bedroom to the front of the property. Decorated in light grey with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom (Upper floor) 5' 2" x 17' 1" (1.57m x 5.21m)

A 4 piece Family bathroom in white including a basin, toilet, bath tub and a shower cabinet. Decorated in neutral colours with a beige coloured tiled floor. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's 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.

For properties in England and Wales:

