



**Elterwater Road, Farnworth, Bolton, BL4 0PJ**

**Offers in the Region Of £235,000**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! FREEHOLD PROPERTY! A well presented 3 bedroom semi detached home located on Elterwater Road in the Farnworth area of Bolton in Greater Manchester. Close by to a number of local schools including St James High School. Bolton Hospital and the M60 and M61 motorway junctions are all within easy reach. Briefly comprises of the following, an entrance lobby, a downstairs W.C, a spacious lounge, a modern fully fitted kitchen including an integrated electric hob, grill, oven and an extractor hood, an open plan dining area with french doors to the rear, a large double glazed conservatory which can be used as another reception room, plus a spacious landscaped garden with a grass lawn and a garden shed included. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom (En-suite bathroom including a basin, toilet and a shower cabinet plus fitted wardrobes to the master bedroom) and a modern Family bathroom including a basin, toilet and a bath tub. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC has been ordered and will be live



## ACCOMMODATION

### **Entrance Lobby** 5' 8" x 3' 6" (1.73m x 1.06m)

The entrance lobby to the front of the property. Fitted with a composite entrance door to the front aspect.

### **Downstairs W.C** 6' 9" x 3' 7" (2.07m x 1.10m)

A useful downstairs W.C including a basin and a toilet. Double glazed window to the front aspect. Warmed by a gas central heated radiator.

### **Lounge** 14' 1" x 13' 4" (4.3m x 4.06m)

A spacious lounge with plenty of space for modern furniture to fit easily. Decorated in neutral colours with a dark oak wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Dining Room** 11' 3" x 7' 1" (3.42m x 2.17m)

An open plan dining area to the rear with space for a good sized dining table and chairs. Decorated in neutral colours with a dark oak wooden floor. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Kitchen** 11' 6" x 8' 4" (3.5m x 2.55m)

A modern fully fitted kitchen including an integrated electric hob, grill, oven and an extractor hood. White goods can be included with the sale including a fridge freezer, washer/dryer and a dishwasher (f required.) Decorated in neutral colours with part tiled walls and flooring in cream. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Conservatory** 10' 2" x 13' 1" (3.10m x 4.0m)

A large double glazed Conservatory to the rear. Could be used as another reception room. Warmed by a gas central heated radiator.

### **Rear Garden** 20' 3" x 24' 10" (6.17m x 7.57m)

A spacious landscaped garden to the rear including a patio area, large grass lawn and a garden shed.

### **Master bedroom** 13' 0" x 10' 2" (3.96m x 3.11m)

A double sized bedroom to the front of the property. Decorated in neutral colours with a mid oak wooden floor. (Comes with an en-suite bathroom). Decorated in neutral colours with a mid oak wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **En-suite to the Master bedroom** 6' 10" x 6' 5" (2.08m x 1.95m)

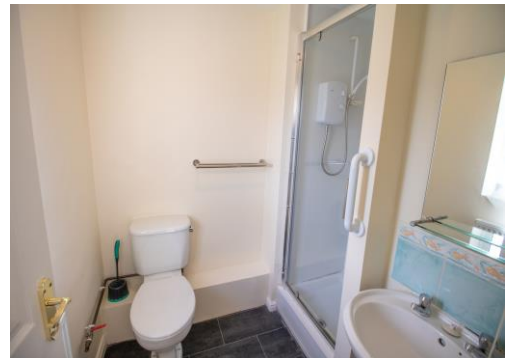
The en-suite to the master bedroom. Comes with a basin, toilet and a shower cabinet. Decorated in neutral colours with a grey tiled floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 9' 5" x 9' 4" (2.87m x 2.84m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a mid oak wooden floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 8' 5" x 6' 4" (2.57m x 1.94m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a mid oak wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



**Family Bathroom** 6' 7" x 5' 10" (2.0m x 1.77m)

A modern Family bathroom including a basin, toilet and a bath tub in white. Decorated in neutral colours with a cream tiled floor. Warmed by a gas central heated radiator.





