BOLTON PROPERTIES

Elsie Street, Farnworth, Bolton, BL4 9HT

Offers in the Region Of £350,000

5 DOUBLE SIZED BEDROOMS! 3 RECEPTION ROOMS! 3 STOREY PROPERTY! STUNNING PRESENTATION THROUGHOUT! SOLAR PANELS FITTED, LOWER ENERGY BILLS! An extremely well presented 5 bedroom semi detached home with a landscaped front garden, a courtyard to the side of the property with a summer house and huge rear garden offering ample off road parking, located on Elsie Street in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, (ground floor) an entrance porch, a spacious lounge with a feature electric fire and surround, a modern galley style kitchen in light grey including an integrated gas hob, oven, microwave, fridge freezer, dishwasher and an extractor hood, plus a very spacious 2nd Reception room, currently utilised as a dining area and a home office. To the basement area you will find a very spacious games room with a refreshments bar area, water closet and 2 double sized bedrooms. (one of the bedrooms is currently utilised as home gym. To the upper floor you will find a further 3 double sized bedrooms and a modern Family bathroom including a vanity basin, toilet and a walk in shower.

ACCOMMODATION

Front garden *18' 8" x 36' 7" (5.7m x 11.14m)*
A spacious landscaped garden to the front of the property.

Entrance Porch *4' 3" x 2' 11" (1.3m x 0.88m)*
The entrance porch to the front of the property.

Lounge *15' 11" x 11' 10" (4.84m x 3.61m)*
A spacious lounge with a feature electric fire and surround. Plenty of space for modern furniture to fit easily. A pair of internal double doors to the rear lead into reception room 2. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen *19' 0" x 8' 8" (5.80m x 2.63m)*
A fantastic modern galley style kitchen in light grey including an integrated gas hob, electric oven, microwave, dishwasher and a fridge freezer. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 *11' 11" x 16' 7" (3.62m x 5.05m)*
A very spacious 2nd Reception Room to the rear of the property. Currently utilised as a dining area and a home office. Fitted with 2 double glazed windows to the rear aspect. Warmed by gas central heated radiators.

Games Room/Reception Room 3 *19' 5" x 16' 8" (5.91m x 5.08m)*
A very spacious games room/reception room 3 in the basement area. Comes with a refreshments bar. Fantastic for relaxing and enjoying time with friends and family.

Downstairs W.C (Basement)
A useful downstairs W.C found off from the games room/reception 3 in the basement area.

Bedroom 4 (Basement) *12' 4" x 8' 3" (3.75m x 2.51m)*
A double sized bedroom to the rear of the property, within the basement area. Fitted with a pair of double glazed french doors to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 5 *12' 4" x 8' 3" (3.75m x 2.51m)*
A double sized bedroom to the rear of the property within the basement area. Currently utilised as a home gym. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

Side Courtyard
A low maintenance courtyard to the side of the property.

Summer house *8' 6" x 7' 5" (2.60m x 2.26m)*
A useful summer house and storage facility to the side and rear of the property. Comes with electric power supply fitted.

Rear Garden *43' 2" x 37' 3" (13.15m x 11.35m)*
A very spacious low maintenance rear garden offering ample off road parking.

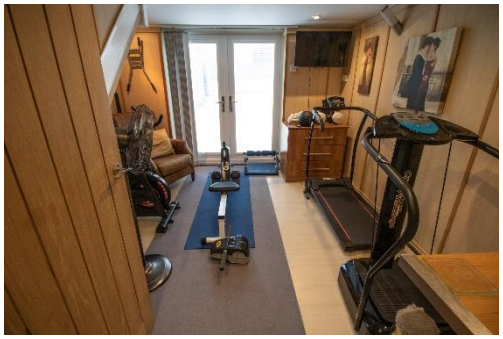
Master bedroom (upper floor) *14' 3" x 11' 2" (4.35m x 3.41m)*
A double sized Master bedroom to the front of the property (upper floor). Comes with fully fitted wardrobes and an en-suite bathroom. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

En-suite to the Master bedroom *8' 3" x 9' 3" (2.52m x 2.83m)*
An en-suite family bathroom to the master bedroom. Comes with a basin, toilet and a bath tub. A velux style window is fitted into the roof space.

Bedroom 2 (upper floor) *12' 0" x 10' 9" (3.65m x 3.27m)*
A double sized bedroom to the rear of the property. Comes with fully fitted wardrobes. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 (upper floor) *9' 8" x 8' 3" (2.94m x 2.51m)*
A double sized bedroom to the rear of the property. Comes with fully fitted wardrobes. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

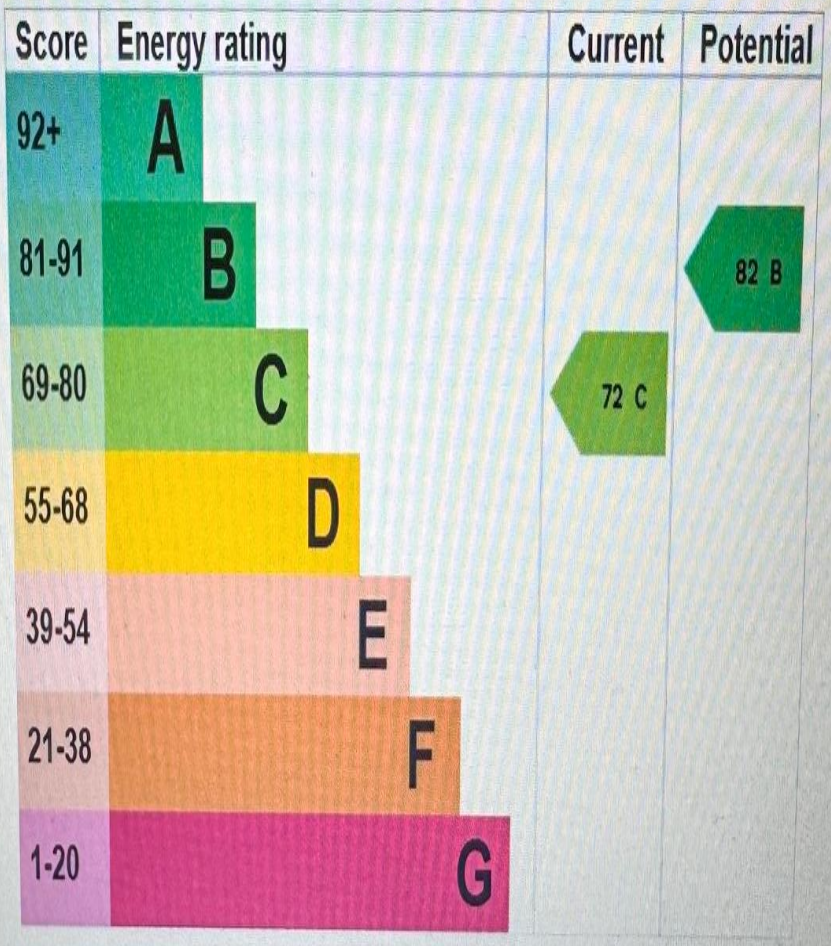
Family Bathroom (upper floor) *5' 0" x 8' 10" (1.52m x 2.68m)*
A modern family bathroom including a vanity basin, toilet and a walk in shower. A double glazed window is fitted to the front aspect. Warmed by a gas central heated towel holder.



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.



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:

- the average energy rating is D