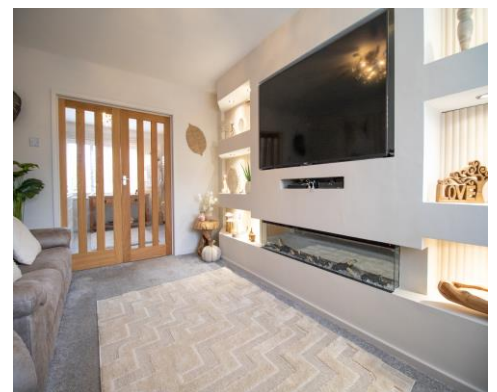




**Elsie Street, Farnworth, Bolton, BL4 9HT**

**£310,000**

TRULY STUNNING, ONE OF A KIND, EXTENDED 3 BEDROOM SEMI DETACHED WITH A GATED DRIVEWAY TO FRONT AND REAR! 3 STORY HUGE EXTENSION TO THE REAR, SET OVER 3 FLOORS! An extremely well presented 3 bedroom semi detached family home located on Elsie Street in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, FLOOR ONE, an entrance porch, a spacious lounge with a feature media wall and modern electric fire, a 2nd Reception Room, a modern galley style kitchen with an integrated induction hob, double oven with a grill, fridge freezer and a dishwasher, a dining room with a pair of french doors to the rear aspect, a balcony area (off the dining room). FLOOR TWO (Basement), a very spacious 3rd Reception room with a pair of french doors to the rear aspect, a 4th Reception Room (currently used as double sized bedroom), a utility room and a downstairs W.C. REAR GARDEN, a fantastic landscaped rear and side garden with a huge gated driveway and a garage. THIRD FLOOR, (UPPER FLOOR) 3 double sized bedrooms, (fully fitted wardrobes to the Master bedroom and Bedroom 2), an en-suite bathroom to the Master





## ACCOMMODATION

### **Lounge** 15' 10" x 10' 10" (4.83m x 3.31m)

A spacious lounge to the front of the property, with a feature media wall and modern electric fire. Plenty of space for modern furniture. 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.

### **Kitchen** 19' 1" x 8' 4" (5.81m x 2.53m)

A modern galley style kitchen to the front of the property. Comes with an integrated induction hob, double oven with a grill, fridge freezer and a dishwasher. Decorated in neutral colours with a mid oak wooden floor. A double glazed window is fitted to the front and side aspect. Warmed by a gas central heated radiator.

### **Dining Room** 11' 11" x 8' 6" (3.63m x 2.58m)

A good sized dining room with a pair of double glazed french doors to the rear aspect. Decorated in neutral colours with a mid oak wooden floor. Warmed by a gas central heated radiator.

### **Reception Room 2** 11' 11" x 11' 11" (3.62m x 3.62m)

A second reception room to the rear of the lounge. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Reception Room 3** 18' 6" x 10' 11" (5.63m x 3.32m)

A very spacious 3rd Reception Room situated in the basement area of the property. Plenty of space for modern furniture. Decorated in neutral colours with an oak wooden floor. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Reception Room 4** 11' 2" x 11' 4" (3.40m x 3.45m)

A fourth reception room situated in the basement area of the property. Currently utilised as a double sized bedroom. (Please note this is not a bedroom). Decorated in neutral colours with a patterned feature wall and a grey coloured carpet. Warmed by a gas central heated radiator.

### **Utility Room (Basement area)** 15' 7" x 8' 0" (4.74m x 2.44m)

A spacious utility room to the basement area. Comes with a water closet to the rear.

### **Rear Garden** 35' 3" x 28' 11" (10.75m x 8.82m)

A fantastic landscaped garden to the rear and side aspect. Comes with a huge gated driveway offering ample off road parking and a garage.

### **Master bedroom** 16' 5" x 11' 1" (5.0m x 3.38m)

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

### **En-suite to the Master bedroom** 7' 11" x 9' 1" (2.42m x 2.78m)

A modern en-suite bathroom to the master bedroom. Comes with a vanity basin, toilet and a bath tub. Fitted with a velux style double glazed window to the roof. Fully tiled walls and flooring. Warmed by a gas central heated radiator.

### **Bedroom 2** 11' 11" x 8' 4" (3.64m x 2.53m)

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

### **Bedroom 3** 9' 1" x 9' 10" (2.78m x 3.0m)





# 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		83 B
69-80	C	75 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.

For properties in England and Wales:

- the average energy rating is D

