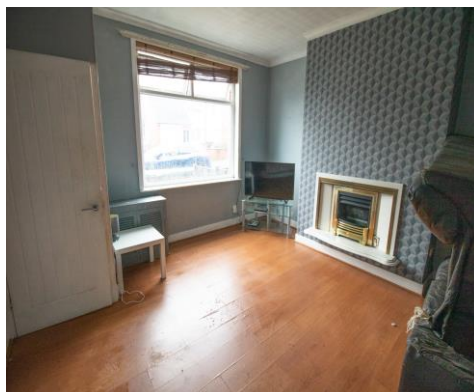




Elsie Street, Farnworth, Bolton, BL4 9HT

Guide Price £90,000

IDEAL FOR INVESTORS OR THOSE LOOKING FOR A PROJECT! FOR SALE WITH NO ONWARD CHAIN! Requiring a full modernisation and refurbishment, a spacious 3 bedroom mid terrace home, located on Elsie St in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, 2 Reception rooms, a galley style kitchen and a low maintenance yard to the rear. To the upper floor you will find 2 double sized bedrooms and a family bathroom, plus a double sized bedroom in the converted loft space, with a fixed stairwell installed. Close by to the centre of Farnworth with excellent transport links to the M60 and M61 motorway junction. EPC is ordered and will be live on the advert soon. Leasehold property, ground rent is 5 pounds per annum, 871 years left on the lease. Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to



ACCOMMODATION

Entrance Vestibule 3' 11" x 3' 0" (1.19m x 0.91m)

The entrance vestibule to the front of the property. Fitted with a double glazed entrance door to the front aspect, with a wooden internal door into the lounge.

Lounge 14' 3" x 14' 3" (4.34m x 4.35m)

A spacious lounge to the front of the property with a feature inset living flame gas fire and surround. Decorated in light grey with a patterned feature wall, with a mid oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 13' 11" x 14' 1" (4.23m x 4.28m)

A second reception room to the rear, decorated in white with a mid oak wood laminate floor. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 6' 4" x 13' 6" (1.94m x 4.11m)

A galley style kitchen to the rear, with an integrated electric hob and oven. Space for a tall fridge freezer, and plumbed in for a washing machine. A double glazed window is fitted to the side aspect.

Rear Yard

A low maintenance yard to the rear.

Master bedroom 12' 0" x 14' 1" (3.66m x 4.29m)

A double sized master bedroom to the front of the property. Decorated in neutral and blue with a beige coloured carpet. A double glazed window fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 15' 6" x 6' 9" (4.73m x 2.07m)

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

Family Bathroom 10' 4" x 6' 9" (3.14m x 2.07m)

A spacious family bathroom to the rear of the property. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 10' 5" x 11' 9" (3.17m x 3.57m)

A 3rd double sized bedroom within a converted loft space. Fitted with a velux size window into the roof. Fitted with a fixed stairwell.



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	65 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.

