



Elliott Street, Farnworth, Bolton, BL4 9QG

Offers in the Region Of £229,950

An extremely well presented, extended 3 bedroom semi detached home with a driveway to the front and a large rear garden, located on Elliott Street in the Farnworth area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a spacious lounge with a feature wood burner stove within an inglenook fireplace, a modern kitchen with an integrated electric hob, oven and an extractor hood an open plan dining room, a smaller second reception with a pair of double glazed french doors to the rear aspect, a downstairs W.C and a spacious rear garden with a patio area, grass lawn and a garden shed included. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, (The 2 double sized bedrooms come with fully fitted wardrobes), plus a modern Family bathroom with a 3 piece suite including a vanity basin, toilet and a bath tub with a shower over the bath tub and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Close by to St James High School and Bolton Hospital. Offers easy access to the M60 and M61 motorway junctions. Leasehold property with 911 years left.



ACCOMMODATION

Lounge 12' 9" x 14' 7" (3.88m x 4.45m)

A spacious lounge with a feature wood burner stove, within an inglenook fireplace. Space for modern furniture to fit easily. Decorated in neutral colours with a brown coloured carpet. A large double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 9' 11" x 9' 3" (3.03m x 2.81m)

A modern, open plan fully fitted kitchen with an integrated electric hob, oven and an extractor hood. Plumbed in for a washing machine, with space for a tall fridge freezer. Fitted with a double glazed window and door to the side aspect.

Dining area 9' 3" x 10' 3" (2.83m x 3.13m)

An open plan dining area with space for a good size dining table and chairs. Decorated in neutral colours with a fully tiled floor.

Second Reception Room 8' 6" x 9' 2" (2.6m x 2.8m)

An open plan smaller reception room with space for a smaller sofa and tv stand. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Garden 40' 4" x 24' 0" (12.3m x 7.31m)

A spacious rear garden with a patio area, grass lawn and a garden shed.

Master bedroom 10' 9" x 11' 8" (3.28m x 3.55m)

A double sized Master bedroom to the front 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 front aspect. Warmed by a gas central heated radiator.

Bedroom 2 10' 6" x 9' 7" (3.21m x 2.92m)

A second double sized bedroom to 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 7' 1" x 6' 9" (2.16m x 2.05m)

A single sized bedroom to the front aspect. Decorated in neutral colours with a brown coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 7' 7" x 6' 8" (2.31m x 2.04m)

A modern Family bathroom with a 3 piece suite in white, including a vanity basin, toilet and a bath tub with a shower over the bath and a glass shower screen. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's current 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		85 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.

