

3 Elterwater Road, Farnworth, Bolton, BL4 0PJ



Offers Around £170,000

Charming two bedroom town house. Located in a popular residential area, close to local primary and secondary schools, great transport links for easy commute, local shops and all amenities. This home benefits from double glazing, enclosed rear garden and patio dining area, gas central heating and large conservatory. Viewing is essential to appreciate all this home has to offer.

- Town House
- Gardens Front And Rear
- Off Road Parking
- Council Tax Band A
- Gas Central Heating
- Two Bedroom
- Conservatory
- Double Glazing
- EPC Rating C



Well presented two bedroom town house. Located in a very popular residential location, close to local primary, and secondary schools, great transport links for easy commute, all local shops and amenities. The property comprises, Entrance porch, lounge, kitchen, conservatory. To the first floor there are two bedrooms and a family bathroom. To the outside there is off road parking for two vehicle's and a fully enclosed rear garden. Benefiting from double glazing and gas central heating this charming home is essential to view to appreciate all that is on offer.

Porch

Radiator, uPVC double entrance door to front:

Lounge 12'8" x 13'1" (3.85m x 3.98m)

UPVC double glazed window to front, double radiator, stairs, under stairs storage..

Kitchen/Diner 8'4" x 13'1" (2.55m x 3.98m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting and drawers, polycarbonate sink unit with single drainer and mixer tap, built-in integrated fridge/freezer and automatic washing machine, electric fan assisted oven, built-in gas hob with extractor hood over, uPVC double glazed window to rear, radiator.

Conservatory

Four windows to side, window to rear, double glazed entrance double door to side.

Bedroom 1 9'8" x 13'1" (2.94m x 3.98m)

UPVC double glazed window to front, window to front, fitted wardrobe, radiator:

Bedroom 2 11'4" x 6'3" (3.46m x 1.91m)

UPVC double glazed window to rear, radiator.

Bathroom

Three piece suite with comprising, pedestal wash hand basin, tiled shower enclosure with glass screen and low-level WC, uPVC double glazed window to rear, column radiator.

Landing

Outside Front

Block paved off road parking for two vehicle's

Outside Rear

Enclosed rear garden with mature planting, patio dining area.





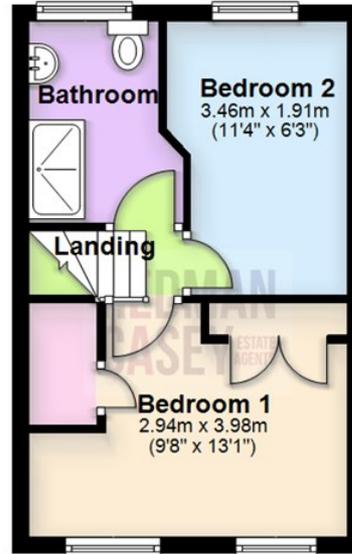
Ground Floor

Approx. 41.7 sq. metres (448.8 sq. feet)



First Floor

Approx. 26.2 sq. metres (282.1 sq. feet)



Total area: approx. 67.9 sq. metres (730.8 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

