



## Falkland Road, Bolton, BL2

**£174,950**

Offers in Region of

**Tenure:** Leasehold, **Bedrooms:** 3

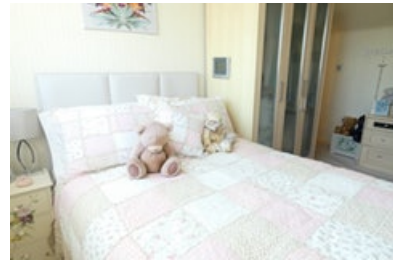
MUST SEE! Housesimple are proud to offer to the market this DECEPTIVE two/three bedroom DORMA BUNGALOW. Nestled within a spacious CORNER PLOT with gardens front, side and rear. This property is like no other - offering well presented accommodation throughout with potential to extend. The internal a

### Key features:

- FANTASTIC BUNGALOW
- CORNER PLOT
- GARDENS & OFF ROAD PARKING FOR NUMEROUS CARS
- DETACHED GARAGE & WORKSHOP!
- NO CHAIN DELAY
- WELL PRESENTED THROUGHOUT

## Extra info:

- **Property Age:** 65 years
- **Council Tax:** Band B (£1370.21 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage
- **Lease info:** 150 years remaining
- **Maintenance Company:** NA



## MUST SEE!

Housesimple are proud to offer to the market this DECEPTIVE two/three bedroom DORMER BUNGALOW.

Nestled within a spacious CORNER PLOT with gardens front, side and rear. This property is like no other - offering well presented accommodation throughout with masses of potential to extend. The internal accommodation comprises; entrance hall, lounge/diner, fitted kitchen, three piece bathroom. To the first floor there are two bedrooms and a study room!

Externally there is a lush grass area to the front, paved area to the side and a detached cabin and detached garage! Ample off road parking for numerous vehicles also! Offered to the market with no chain delay, book your viewing now!

### Room Measurements:

Lounge - 6.2 x 5.3m

Kitchen - 5.3 x 2.3m

Bedroom One - 4.5 x 2.3m

Study - 4.5 x 2.1m

Bedroom Two - 4.6 x 1.8m

## Energy Performance Certificate:

Energy Performance Certificate

6, Falkland Road  
BOLTON  
BL2 6NB

Dwelling Type: Semi-detached house  
Date of Assessment: 25/06/2008  
Date of Certificate: 25/06/2008  
Reference Number: 0740-2885-6562-0728-3391  
Total Floor Area: 73 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(91-100) <b>A</b>		
(81-90) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(1-20) <b>G</b>		53
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(102-105) <b>A</b>		
(91-101) <b>B</b>		
(83-90) <b>C</b>		
(75-82) <b>D</b>		
(65-74) <b>E</b>		
(55-64) <b>F</b>	27	
(45-54) <b>G</b>		45
(1-44) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy Use	638 kWh/m <sup>2</sup> per year	408 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	7.8 tonnes per year	5.0 tonnes per year
Lighting	£53 per year	£30 per year
Heating	£749 per year	£531 per year
Hot water	£222 per year	£117 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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