

Lime Street, Bolton, BL4

£120,000

Offers in Region of

Tenure: Leasehold, **Bedrooms:** 3

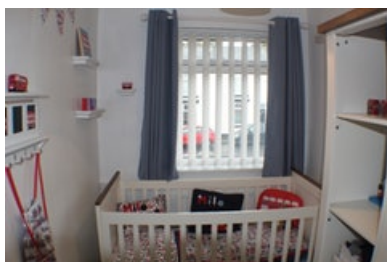
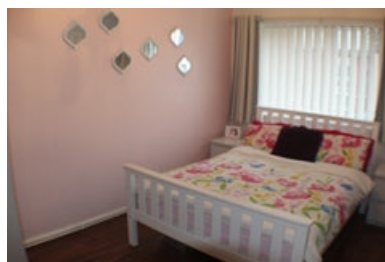
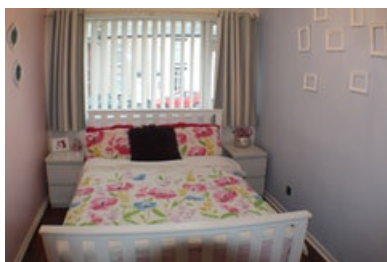
This beautiful home is close to all local amenities with brilliant schools all around. The downstairs is all open plan with a lovely and spacious living room with modern flame effect electric fire, perfect for those cosy winter nights. The kitchen is well laid out and functional, with extra

Key features:

- Fireplace
- Open Plan
- Driveway
- Rear Enclosed Yard

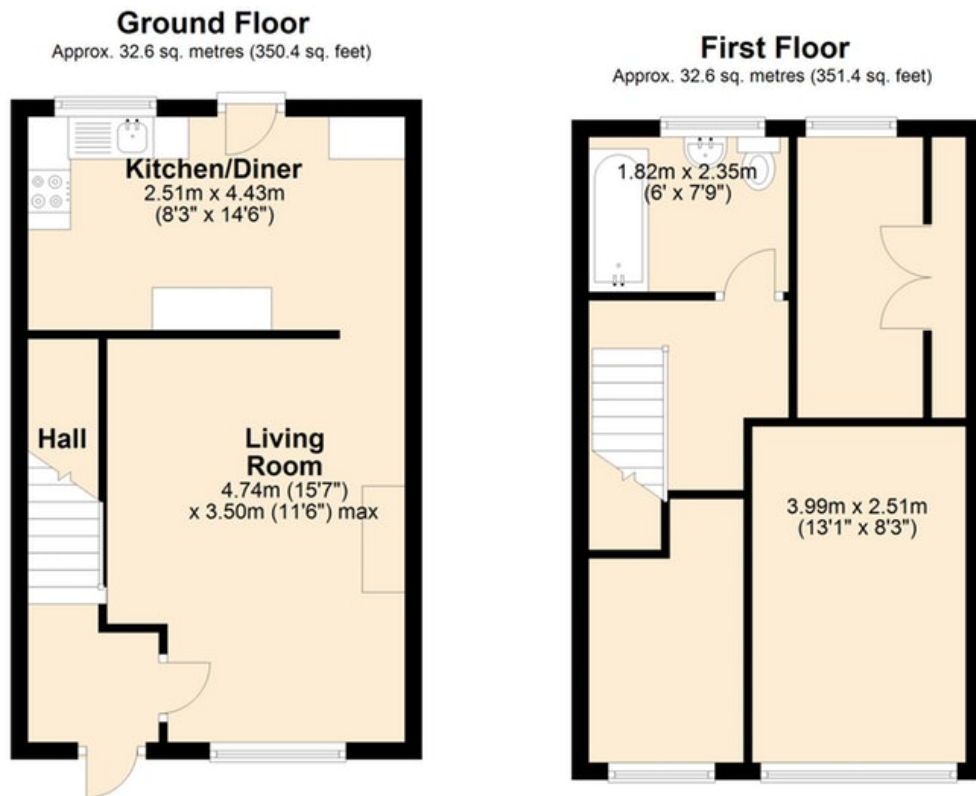
Extra info:

- **Property Age:** 30 years
- **Council Tax:** Band a (£1178.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway
- **Lease info:** 950 years remaining
Ground Rent: £20.00 per-annum
Maintenance Company: none



This beautiful home is close to all local amenities with brilliant schools all around. The downstairs is all open plan with a lovely and spacious living room with modern flame effect electric fire, perfect for those cosy winter nights. The kitchen is well laid out and functional, with extra storage under the stairs. The rear enclosed garden is a manageable size and perfect for those summer parties and barbeques. The upstairs has a modern fitted three piece suite. The master bedroom is a great space and has neutral decor. The second bedroom has potential to be converted to a double room but does benefit from excellent wall-length built in wardrobes. The third room is a good sized single. All bedrooms are well designed and generous sizes. The whole house benefits from plenty of natural light and viewings are a must!

Floor plan:



Total area: approx. 65.2 sq. metres (701.8 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

6 Lime Street
Farmworth
BOLTON
BL4 8AF

Dwelling type: Mid-terrace house
Date of assessment: 23 April 2010
Date of certificate: 26 April 2010
Reference number: 8806-9277-5529-5226-7403
Type of assessment: RdSAP, existing dwelling
Total floor area: 66 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(70-80) C	76	78
(55-65) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(70-80) C	78	77
(55-65) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	188 kWh/m ² per year	174 kWh/m ² per year
Carbon dioxide emissions	2.0 tonnes per year	1.9 tonnes per year
Lighting	£49 per year	£34 per year
Heating	£339 per year	£329 per year
Hot Water	£93 per year	£88 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

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

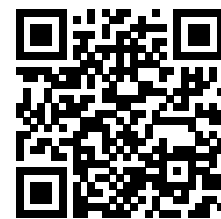
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 6

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code