



Plodder Lane, Bolton, BL4

£170,000

Guide Price

Tenure: Leasehold, **Bedrooms:** 3

Housesimple is pleased to present this property in Bolton.

Key features:

- Driveway
- No Chain
- Conservatory
- Two Storey Extension
- Rear Enclosed Private Garden
- Cellar
- Close to Local Amenities
- Ready to Move In

Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band C (£1565.95 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway
- **Lease info:** 972 years remaining
Ground Rent: £3.25 per-annum

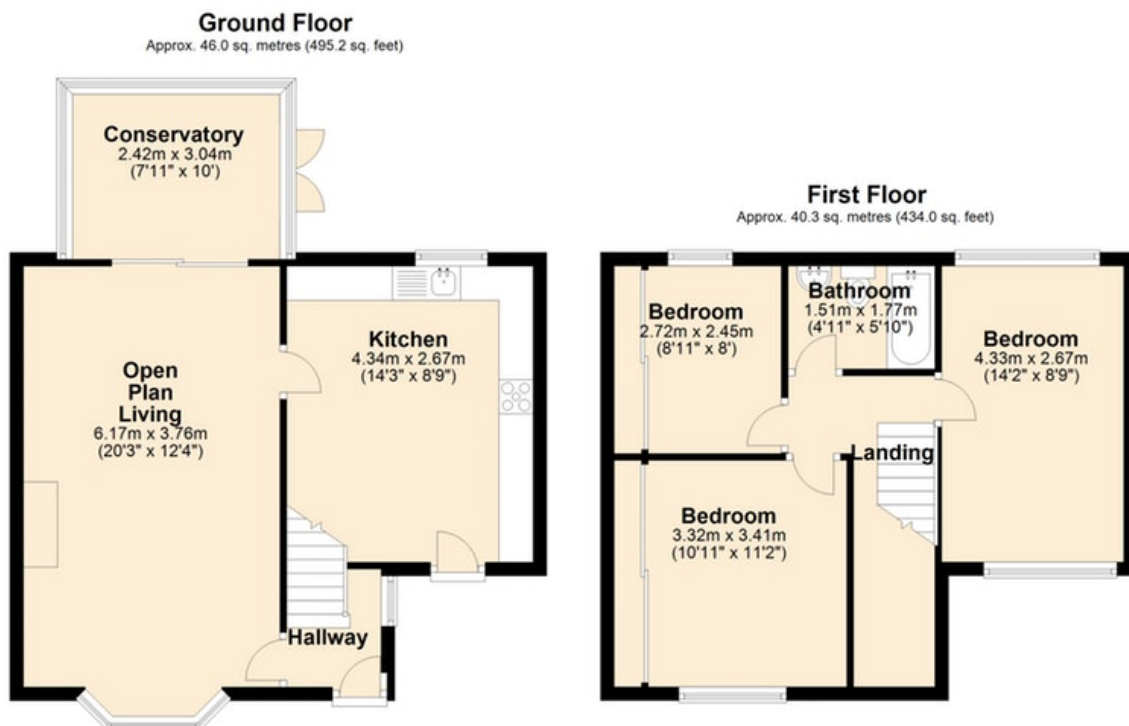


This lovely family home is well presented throughout and finished to a very high standard. The home consists of a hallway through the main door with space for coats and shoes. To the left there is a great sized open plan living area with lovely bay window as well as a cosy gas fire. To the rear of the property, there is a conservatory that overlooks a well kept rear enclosed garden, perfect for those summer barbeques! The kitchen is part of the two storey extension which means there is plenty of space for functional family life. Upstairs boasts three brilliantly sized double bedrooms, two of which also have built in wardrobes. The bathroom is well laid out with modern three piece suite, including a shower over the bath. The home also benefits from a private drive which has plenty of space to allow for atleast three cars. The home has plenty of large windows which also allows for plenty of natural light.

The home is located close to local amenities and is serviced by excellent schools. There is also brilliant transport links.

Viewings on this property are highly advised!

Floor plan:



Total area: approx. 86.3 sq. metres (929.2 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

418a, Plodder Lane, Farnworth, BOLTON, BL4 0JT

Dwelling type: Semi-detached house **Reference number:** 0798-5090-7275-6841-3980
Date of assessment: 01 May 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 08 May 2019 **Total floor area:** 76 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,043
Over 3 years you could save	£ 234

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 168 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 234 over 3 years </div>
Heating	£ 1,542 over 3 years	£ 1,443 over 3 years	
Hot Water	£ 285 over 3 years	£ 198 over 3 years	
Totals	£ 2,043	£ 1,809	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p><small>Very energy efficient - lower running costs</small></p> <p><small>Not energy efficient - higher running costs</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center;">69</td> <td style="text-align: center;">83</td> </tr> </table>	Current	Potential	69	83	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
69	83					

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 105
2 Low energy lighting for all fixed outlets	£20	£ 42
3 Solar water heating	£4,000 - £6,000	£ 87

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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