



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
www.epc4u.com			

Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**WHEELGATE, LOXHAM STREET, FARNWORTH, BL3 2PZ**



- 1 bedroom ground floor apartment
- No upward chain involved
- Ideal rental investment
- Updating required
- Open plan living area
- Electric heating, uPVC double glazing
- Close to amenities and transport links
- Viewing recommended



**Offers in Excess of £50,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with no chain involved. Cardwells are pleased to offer for sale this modern one bedroom ground floor apartment, close to good transport links and amenities. The property requires some updating and would make an ideal investment for landlords/cash buyers. The apartment is situated, close to Bolton, Farnworth and Little Lever with Moses Gate train station, and St Peter's Way (A666) close by. View by appointment, Cardwell's estate agents, Bolton, (01204) 381281, [bolton@cardwell.co.uk](mailto:bolton@cardwell.co.uk) The accommodation briefly comprises, Entrance hall, open plan lounge kitchen, bedroom and a bathroom. The property benefits from uPVC double glazing and electric storage heating. Outside, there is a gated car park and communal areas.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hall:** Wall electric heater, security entry phone, storage cupboard.

#### **Open plan lounge kitchen:**

**Lounge:** 14' 9" x 10' 10" (4.49m x 3.30m) 3 uPVC double glazed windows, wall mounted electric heater, inset spotlights to the ceiling.

**Kitchen:** 10' 8" x 7' 1" (3.25m x 2.16m) uPVC double glazed sliding door, rear/side aspect, fitted wall and base units with working surfaces and tiled splashback, built in oven and grill, inset electric hob, stainless steel extractor canopy above, inset stainless steel sink unit with mixer tap, integrated fridge freezer, space for a washing machine.

**Bedroom:** 10' 11" x 8' 4" (3.32m x 2.54m) uPVC double glazed window, front aspect, electric heater.

**Bathroom:** 7' 8" x 4' 8" (2.34m x 1.42m) Enclosed bath with mixer tap, and a shower above, close WC, wash basin mixer tap, chrome plate towel rail, extractor fan.

**Viewings:** For viewings please contact Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 250 years from 1st January 2007, the ground rent is £250 per annum and the service charge is approximately £160 pcm however would advise interested parties to make their own enquiries with their solicitor.

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research shows the property is not in a conservation area.

**Thinking of selling:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

**Arranging a mortgage:** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract.

Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

