



Independent Estate Agents Est. 1982  
**Cardwells**<sup>TM</sup>  
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**CEDAR GROVE, FARNWORTH, BL4 0BE**



- Stunning family home
- Extended to the front and the rear
- Three fitted bedrooms
- Modern fitted bathroom
- Stunning kitchen with centre island unit
- Indian stone low maintenance garden
- Driveway parking
- Separate playroom/office



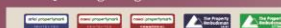
**Offers in the Region Of £250,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Beautifully presented semi detached family home located within Farnworth and situated close to many local amenities including the Royal Bolton Hospital, Tesco and the A666, St. Peter's Way. You enter the property via a porch to a good sized lounge with wood panelling to the walls. From the lounge you enter the stunning kitchen which has a range of fitted wall and base units with complementary granite worktops and wonderful centre island unit. The kitchen opens up to a sitting area with an eco friendly wood burner and double glazed sliding patio doors leading to the garden. To the first floor there are three good sized bedrooms, all with fitted wardrobes and wood panelling to the walls. The bathroom has a three piece suite with vanity unit, inset sink, wc and panelled bath with electric shower. The bathroom is also complemented by Karndean flooring. Externally there are beautiful wooden fences with driveway parking for one car to the front. To the rear of the property there is a low maintenance Indian stone flagged garden with secure shed, gate leading down the side of the property and access into the Office/playroom. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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

**Porch:** 7' 1" x 3' 8" (2.16m x 1.12m) Double glazed window to the front, handy storage unit for shoes, radiator and vinyl flooring.

**Lounge:** 18' 2" x 9' 3" (5.54m x 2.81m) Radiator, double glazed bow window to the front, wood panelling to the walls .

**Kitchen Area:** 18' 2" x 9' 3" (5.54m x 2.81m) Stunning kitchen which has been opened up into the sitting room to create a fantastic family room with downlights and Amtico flooring. The kitchen has a range of fitted wall and base units with complementary granite worktops. Integrated appliances including three ovens, microwave combi oven, dishwasher and space for a washing machine, dryer and a fridge/freezer. The centre island unit takes centre stage with a five ring induction hob, built in extractor which at the touch of a button raises up from the unit and a one and a quarter stainless steel sink with instant hot water tap.

**Sitting Area:** 15' 5" x 13' 2" (4.71m x 4.02m) The sitting area carries on from the kitchen and also has downlights, Amtico flooring, double glazed window to the side, eco friendly wood burner and double glazed French doors leading to the low maintenance garden at the rear.

**Landing:** Double glazed window to the side, wood panelling to the walls, loft access.

**Bedroom 1:** 13' 5" x 9' 11" (4.08m x 3.02m) Fitted wardrobes and drawers, double glazed window to the front, radiator, wood panelling to the walls.

**Bedroom 2:** 9' 7" x 9' 5" (2.92m x 2.87m) Fitted wardrobes, double glazed window to the rear, radiator, wood panelling to the walls.

**Bedroom 3:** 10' 4" x 8' 0" (3.15m x 2.44m) Fitted wardrobes, double glazed window to the front, radiator, wood panelling to the walls.

**Bathroom:** 7' 0" x 6' 5" (2.14m x 1.95m) Modern fitted three piece bathroom suite comprising downlights, towel radiator, Karndean flooring, vanity unit with built in wc and sink, panelled bath with mixer tap and electric shower above, double glazed window to the rear.

**Office/Playroom:** 23' 1" x 10' 9" (7.04m x 3.28m) Superb additional room accessed from the rear garden, which can be used as an office or a playroom with a wc, double glazed window and electric heater.

**Externally:** To the front of the property there are beautiful wooden fences with driveway parking for one car. At the rear of the property there is a low maintenance Indian stone flagged garden with secure shed, gate leading down the side of the property and access into the Office/playroom.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold.

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**Council Tax:** Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band A with Bolton Council at an approximate cost of around £1306 per annum.

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

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

**Thinking of selling or letting:** 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 or visit: www.cardwells.co.uk

and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**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 or visiting: www.Cardwells.co.uk

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