



Ground Floor



First Floor



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BRENTWOOD DRIVE, FARNWORTH, BL4 7TR



- Very well presented three bed detached
- Bay fronted lounge/conservatory
- Very well appointed prof fitted kitchen
- Three bedrooms/ensuite to master
- Three piece family bathroom/gas ch
- UPVC double glazed throughout
- Block paved driveway/rear garden
- No upward chain/vacant possession



Offers in the Region Of £245,000

BOLTON

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

BURY

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

LETTINGS & MANAGEMENT

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

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered in England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



A very well presented three bedroom detached property with the added advantage of vacant possession and NO UPWARD CHAIN situated on Brentwood Drive in Farnworth. In close proximity to the areas highly regarded local nurseries, schools and excellent transport links with the town centre a short walk away. Warmed by gas central heating and UPVC double glazed throughout and briefly comprising: Composite entrance door, hallway with turning staircase to the landing, cloaks WC, bay fronted lounge, conservatory, a converted dining room which was previously the garage, professionally fitted very well appointed kitchen with integrated appliances, landing, three bedrooms, the master having an en-suite shower room and a three piece family bathroom. A personal inspection comes with our highest recommendations to appreciate all an offer, and this can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into:

Reception Hallway: 5' 8" x 6' 3" (1.73m x 1.90m) uPVC double glazed window, turning staircase to the landing.

Cloaks WC: 6' 7" x 2' 8" (2.01m x 0.81m) Wc, wall mounted sink unit, heated towel rail.

Lounge: 27' 4" x 11' 2" (8.32m x 3.40m) Feature fireplace and surround on a marble plinth, UPVC double glazed window, three wall mounted radiators, sliding UPVC doors giving access to:

Conservatory 9' 4" x 9' 4" (2.84m x 2.84m) UPVC build, wall mounted radiator.

Dining Room: 16' 3" x 8' 2" (4.95m x 2.49m) UPVC double glazed window, wall mounted radiator, cupboard housing the gas boiler.

Kitchen: 12' 10" x 18' 0" (3.91m x 5.48m) Very well appointed kitchen comprising one and a half bowl sink unit with mixed up over, high gloss, base and wall units, quality worktops. integrated dishwasher, fridge and freezer, space for a washing machine, built in breakfast bar, useful under stairs storage cupboard, double UPVC doors giving access to the rear garden.

Landing: 9' 6" x 9' 9" (2.89m x 2.97m) uPVC double glazed window, loft access point, built in airing cupboard.

Bedroom One: 11' 8" x 10' 8" (3.55m x 3.25m) UPVC double glazed window, wall mounted radiator, fitted wardrobes.

En-Suite: 2' 10" x 7' 5" (0.86m x 2.26m) Three piece suite comprising WC, wash hand basin, walk in shower cubicle with T bar mixer shower, frosted UPVC double glazed window, wall mounted heated towel rail.

Bedroom Two: 9' 10" x 10' 8" (2.99m x 3.25m) UPVC double glazed window, wall mounted radiator.

Bedroom Three: 9' 10" x 6' 8" (2.99m x 2.03m) Fitted wardrobes and vanity unit, UPVC double glazed window, wall mounted radiator.

Family Bathroom: 5' 5" x 6' 6" (1.65m x 1.98m) Three piece suite comprising WC, wash hand basin on a vanity unit, corner bath with T bar mixer shower, frosted UPVC double glazed window, wall mounted heated towel rail.

Outside: There is a block paved driveway to the front and there are very well maintained gardens to both front and rear.

Council Tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band D and the current cost is approximately £2038.89 per annum payable to Bolton council.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 November 1883.

Flood Risk: 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 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.

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.

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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