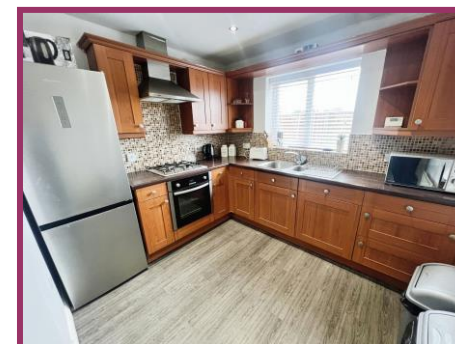


Independent Estate Agents Est. 1982
Cardwells
www.cardwells.co.uk

PEAR TREE DRIVE, FARNWORTH, BL4 9RR



- Spacious detached house
- No upward chain involved
- Popular & convenient location
- 4 bedrooms, 2 reception rooms
- En suite shower room
- Open sports field to rear
- Close to excellent amenities
- Viewing recommended



£315,000

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



A four bedroom detached property with 'no upward chain involved' Cardwells are pleased to offer for sale this lovely family property, situated in a very popular and development. Pear Tree Drive is a modern development, close to excellent amenities, including transport links, schools, shops and open green spaces. To the rear of the property there are open sports fields. The spacious accommodation briefly comprises entrance hall, guest wc, lounge, dining room kitchen and a utility. Upstairs there are four bedrooms and a family bathroom. The master bedroom has an en-suite shower room. Outside there is a double driveway to the front, leading to a single garage. There is an enclosed rear garden, which is paved and laid to lawn. The property also benefits from double glazing and gas central heating. Viewing this highly recommended through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Double glazed entrance door leading to:

Entrance Hall: Radiator, staircase leading to the landing, Integral door leading to the garage.

Guest WC: UPVC frosted double glazed window side aspect, close wc, wash hand basin, tiled splashbacks, radiator.

Lounge: 17' 10" x 11' 0" (5.43m x 3.35m) UPVC double glazed French doors leading to the rear garden, radiator, coving to the ceiling.

Dining Room: 12' 7" x 8' 9" (3.83m x 2.66m) UPVC double glazed bay window to the front, radiator, coving to the ceiling.

Kitchen: 14' 0" x 9' 7" (4.26m x 2.92m) UPVC double glazed window to the rear garden, fitted wall and base units with worktop surfaces, tiled splashbacks, stainless steel sink unit with mixer tap, built-in oven and grill, inset four ring gas hob with a stainless steel extractor canopy above, space for a fridge freezer, integrated dishwasher, radiator, inset spotlights to the ceiling.

Utility Room: 5' 6" x 6' 9" (1.68m x 2.06m) Frosted double glazed door to the side aspect, stainless steel wash basin with mixer tap, fitted base unit below, space for a washing machine, radiator, tiled splashbacks, extractor fan.

Landing: UPVC double glazed window to the side aspect, built in airing cupboard, access to the loft. Doors lead to:

Bedroom One: 13' 9" x 13' 11" (4.19m x 4.24m) Double glazed window to the rear aspect, radiator below, built-in double wardrobe, door leading to:

En-suite Shower Room: Frosted double glazed window to the side aspect, shower cubicle, wash hand basin with mixer tap, close coupled wc, radiator, extractor fan, inset spotlights to the ceiling.

Bedroom Two: 12' 6" x 11' 2" (3.81m x 3.40m) Double glazed bay window to the front aspect, radiator below.

Bedroom Three: 14' 0" x 7' 1" (4.26m x 2.16m) 2 UPVC double glazed windows to the rear and side aspect. An archway divides the room into two parts.

Bedroom Four: 10' 1" x 9' 7" (3.07m x 2.92m) UPVC double glazed window to the front aspect, radiator.

Bathroom: 6' 10" x 6' 2" (2.08m x 1.88m) Frosted double glazed window side aspect white suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin with mixer tap, radiator, spotlights to the ceiling, extractor fan.

Outside: There is a double width driveway leading to a single garage with an up and over door. There is access along both side elevations via wooden gates. The rear garden is mostly paved and the rest is laid to lawn.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2147.

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.

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

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

