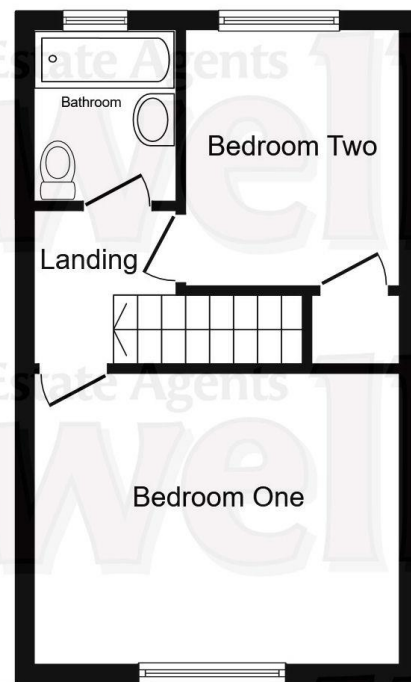


Ground Floor



First Floor

PLODDER LANE, FARNWORTH, BL4 0BS



- Gated off road parking to rear
- Brick built two bedroom terrace
- Close to Hospital, M61, schools etc
- Circa 730sq ft, UPVCDG, gas
- Lounge, fitted kitchen / diner
- No upward chain, vacant
- Ideal 1st home or buy to let
- Walkthrough viewing video



Offers Over £120,000

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

Incorporating: Wright Dickson & Catlow, WDC Estates



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A two bedroom brick built mid terrace property with gated off-road car parking to the rear. Situated within walking distance of the Royal Bolton Hospital and within easy reach of the M61 motorway, Farnworth town centre and Bolton town centre. This is a superbly positioned property. The property may well make an excellent addition to a rental portfolio for a buy to let landlord, or would perhaps make a superb first home for a first time buyer. The property is offered for sale with the early vacant possession and no further upward chain delay. The approximate floor area is around 730 ft.² with accommodation which briefly comprises: entrance vestibule, living room, fitted kitchen/diner, first floor landing, two bedrooms and a white three-piece bathroom suite. To the rear there a vehicle gates which allow the rear of the property to be used for off-road car parking and there is a pretty front garden set behind a low level wall. The property benefits from UPVC double glazing and a main gas combination central heating boiler. In the interests of transparency we wish to point out that there is around 89 years remaining on the leasehold term. Our client advises us that the ground rent is approximately £10 per annum and he was offered the opportunity to purchase the freehold at a cost of around £6,000. Viewing is highly recommended to appreciate all on offer, and in the first instance, there is a walk through viewing video available to watch, and then 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:

Approximate floor area: The overall approximate floor area extends to around 730 ft.².

Entrance Vestibule: 3' 3" x 3' 4" (0.978m x 1.024m) UPVC entrance door.

Living Room: 13' 11" x 14' 1" (4.251m x 4.291m) Measured at maximum points, wood laminate flooring, UPVC window to the front, fitted blinds, radiator.

Kitchen/diner: 13' 11" x 12' 8" (4.236m x 3.872m) Measured at maximum points. A white gloss fitted kitchen with a matching range of drawers, base and wall cabinets, oven/Grill, gas hob with extractor, wall mounted main gas combination central heating boiler, fitted table, plumbing for washing machine, space for dryer, open access to storage space under the stairs, 2 UPVC windows each with fitted blinds, UPVC rear entrance door, radiator, ceiling spotlighting, stairs off to the first floor.

First floor landing: 5' 9" x 5' 8" (1.751m x 1.718m) Stairs to first floor.

Bedroom One: 13' 10" x 14' 1" (4.221m x 4.286m) UPVC window to the front, radiator.

Bedroom Two: 9' 8" x 8' 2" (2.942m x 2.485m) UPVC window to the rear overlooking the rear garden and over the roof tops, there is a lovely aspect towards the hilly countryside, radiator, built-in wardrobe/storage space.

Bathroom: 6' 6" x 5' 5" (1.992m x 1.652m) White three piece bathroom suite comprising bath with shower, pedestal wash hand basin, dual flush WC, ceramic wall tiling, UPVC window, heated towel rail.

Outside: To the rear there a vehicle gates which allow the rear of the property to be used for off-road car parking and there is a pretty front garden set behind a low level wall.

Chain details: The property is sold with early vacant possession and no further upward chain delay.

Council Tax: The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is A at an annual cost of around £1,432 per annum.

Flood Risk Information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Conservation Area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Tenure: Cardwells Estate Agents Bolton premarketing research indicates that the property is leasehold with a term of 89 years remaining being a term of 125 years from the 13th March 1989. Our client has verbally told us that he was offered the opportunity to purchase the freehold at a cost of around £6,000. At the time of writing we have not seen written confirmation of this.

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 at your convenience.

Thinking of selling or letting a property in Bolton? 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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

