



Independent Estate Agents  
**Cardwells** Est. 1982

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**HARROWBY STREET, FARNWORTH, BL4 7DF**



- Very well presented two bed mid terrace
- No upward chain/vacant possession
- Vestibule/lounge/dining kitchen
- Two bedrooms/fitted master/family bathroom
- Converted loft room/off road parking
- Worcester Bosch gas combination boiler
- Close to excellent amenities/A666 motorway
- Viewing recommended



**Offers in the Region Of £135,000**

**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  
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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.



Offered to the market with no upward chain and early vacant possession if required, Cardwells Estate Agents Bolton offer to the market this very well presented mid terrace property on Harrowby Street in Farnworth, in close proximity to excellent amenities, the local hospital, nurseries and schools, with excellent transport links via the A666 motorway network. Warmed via a Worcester Bosch gas combination boiler and uPVC double glazed the property briefly comprises: Entrance vestibule, lounge with feature fireplace and surround with inset living flame gas fire on a marble effect plinth, uPVC double glazed window, wall mounted radiator. To the outside is a dropped kerb providing off road parking to the front and there is a large enclosed rear garden with a rolling shutter door providing additional off road parking if required. Viewings can easily arranged by ringing Cardwell estate agents Bolton on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). Please watch the online walk through video prior to booking your personal inspection

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Timber entrance door into.

**Vestibule:** 3' 2" x 3' 1" (0.96m x 0.94m) Timber and glass door giving access to.

**Lounge:** 14' 0" x 14' 0" (4.26m x 4.26m) Feature fireplace and surround with inset living flame gas fire on a marble effect plinth, uPVC double glazed window, wall mounted radiator.

**Dining kitchen:** 13' 7" x 14' 0" (4.14m x 4.26m) Professionally fitted kitchen comprising stainless steel sink with mixer tap over, base and wall units, worktops, oven, four ring gas hob with extractor above, space for white goods, wall mounted Worcester Bosch combination boiler, 2 uPVC double glazed windows, wall mounted radiator, timber door giving access to the rear.

**Landing:** 5' 1" x 14' 0" (1.55m x 4.26m) Quality fitted wooden flooring, staircase giving access to the loft room.

**Bedroom 1:** 11' 8" x 14' 0" (3.55m x 4.26m) Fitted wardrobes, uPVC double glazed window, wall mounted radiator.

**Bedroom 2:** 10' 10" x 6' 11" (3.30m x 2.11m) uPVC double glazed window, wall mounted radiator.

**Family bathroom:** 10' 10" x 6' 11" (3.30m x 2.11m) Well appointed three piece suite comprising WC, wash basin on a vanity unit, walk in corner shower cubicle, frosted uPVC double glazed window, wall mounted radiator.

**Loft room:** 17' 4" x 13' 10" (5.28m x 4.21m) Built in eaves storage, Velux style window, wall mount radiator.

**Externally:** To the outside is a dropped kerb providing off road parking to the front and there is a good sized enclosed closed rear yard with a rolling shutter door providing further off road parking if required.

**Parking:** Dropped kerb providing parking.

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

**Council tax:** Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of around £1427.00 per annum.

**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 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 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. 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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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

