

**BRIARFIELD ROAD, FARNWORTH, BL4 0HD**



- Extended 3 bed semi detached
- No upward chain involved
- Requires refurbishment
- Ideal for cash buyers/investors
- Very popular location
- Good local amenities
- Close to Bolton hospital
- Offers great potential



**£140,000**

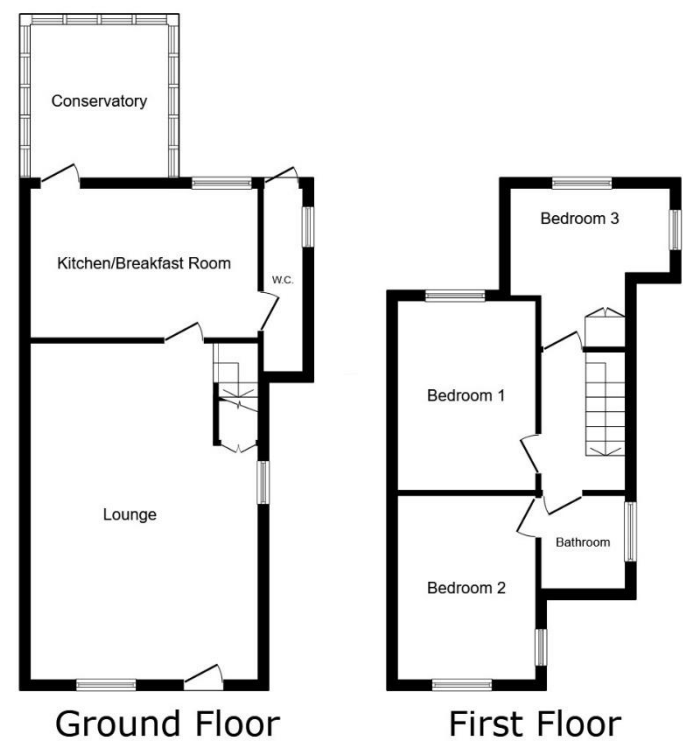
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Incorporating: Wright Dickson & Catlow, WDC Estates

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An opportunity to purchase this extended three bedroom semi-detached house, with 'no upward chain involved'. The property requires updating throughout, and would appeal to cash buyers, builders and investors, offering great potential. Briarfield Road is ideally placed for, local shops, schools and Bolton Hospital. To arrange a viewing please contact Cardwells estate agents Bolton 01204 381 281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The accommodation briefly comprises ,Entrance porch, lounge/ dining room, kitchen, and a lean to extension. Upstairs there are three bedrooms and a bathroom. Outside there is a paved garden/driveway to the front and a paved rear garden and a detached garage/storage building.

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

##### **Entrance porch:**

**Lounge dining room:** 21' 11" x 14' 0" (6.68m x 4.26m) Two double windows front and side aspect, two radiators, fireplace built in under stairs storage cupboard, staircase to the landing.

**Kitchen breakfast room:** 14' 10" x 9' 9" (4.52m x 2.97m) uPVC double glazed window and door rear aspect, double glazed skylight window, fitted wall base units stainless steel sink unit space for a cooker, fridge, radiator.

From the kitchen there is a doorway which leads to a rear porch, uPVC double glazed window and door rear aspect close coupled WC.

##### **W.C:**

**Lean to extension:** 10' 0" x 9' 0" (3.05m x 2.74m) uPVC double glazed window rear aspect, radiator below.

**Landing:** uPVC double glazed window side aspect, doors lead to

**Bedroom 1:** 16' 0" x 8' 5" (4.87m x 2.56m) 2 uPVC double glazed windows rear aspect, fitted storage cupboard, radiator.

**Bedroom 2:** 12' 0" x 9' 5" (3.65m x 2.87m) uPVC double glazed window front aspect radiator below.

**Bedroom 3:** 10' 4" x 7' 10" (3.15m x 2.39m) Double glazed window rear aspect, radiator, access to the loft.

**Bathroom:** 6' 1" x 5' 6" (1.85m x 1.68m) uPVC frosted double glazed window side aspect, walk in bath/shower cubicle, close coupled WC, wash basin, radiator, tiling to the walls, extractor fan.

**Garden:** To the front there is a gated paved driveway/garden. The rear garden is mostly paved with a concrete garage/store building.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 990 years from 1 November 1935

**Council tax:** Cardwells estate agents Bolton research shows the property is band B annual charges approximately £1670

**Flood risk information:** Cardwells estate agents Bolton research shows the property is not in a 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.

**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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