



Independent Estate Agents
Cardwells Est. 1982

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KILSBY CLOSE, FARNWORTH, BL4 7TJ



- Three bedroom family home
- UPVC Conservatory to the rear
- Garage & gated driveway parking
- Modern gas Combi C.H boiler
- Generous gardens, approx 0.06 of an acre
- Set in a very popular location
- Close to schools, shops, transport links
- Walk through viewing video to watch



£155,000

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

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LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
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A three bedroom family home complete with conservatory, garage, generous gardens, and a wrought iron gated driveway providing additional private off road car parking. The property is situated in a consistently popular location being ideally placed for popular schools (Harper Green, All Saints, Plodder Lane, Mount St. Joseph etc etc), shops, sporting facilities & clubs, transport links (Moses Gate & Farnworth train stations, St Peter's Way) and some beautiful countryside. The accommodation and offer briefly comprises: reception hallway, living room, fitted kitchen/diner, conservatory, first floor landing, three bedrooms and a three-piece family bathroom suite. Externally there is a garage served by a gated driveway providing additional car parking facilities, the front garden is set behind a low level brick wall complete with wrought iron railings and the garden has been designed for easy maintenance with a feature central rockery to the semi circle area. The rear garden is fully enclosed with patio and terrace areas, garden shed and a space which has previously been used for keeping chickens. There is a main gas combination central heating boiler, the rear of the property benefits from uPVC double glazed windows and the property may be available with no further upward chain (to be confirmed). There is a walk-through viewing video available to watch in the first instance, and then a personal inspection can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. Viewings will be accompanied by Cardwells Estate Agents Bolton.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hallway: 9' 9" x 2' 9" (2.973m x 0.837m) Quality timber flooring, radiator, stairs off to the first floor. Single glazed front door.

Living room: 17' 2" x 10' 5" (5.231m x 3.186m) Quality timber flooring, feature detailed fireplace, radiator, leaded single glazed window to the front .

Kitchen diner: 9' 2" x 13' 2" (2.789m x 4.013m) A fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, oven/grill, gas hob with matching extractor over, stainless steel sink and drainer with mixer tap over, plumbing for , a dishwasher and plumbing for a washing machine, concealed main Eco compact gas combination central heating boiler, ceramic floor tiling, radiator, under stairs storage space off, internal single glazed window to the conservatory, internal double doors which open into the conservatory, ample dining space.

Conservatory: 9' 4" x 12' 0" (2.833m x 3.654m) uPVC double glazed windows and uPVC double doors which open out onto the rear garden, ceramic floor tiling, pedestrian door into the garage.

Bedroom 1: 13' 7" x 9' 5" (4.146m x 2.864m) Professionally fitted wardrobes and drawers to one wall, radiator, single glazed window to the front.

Bedroom 2: 8' 7" x 7' 0" (2.627m x 2.138m) Radiator, uPVC window overlooking the rear garden.

Bedroom 3: 8' 1" x 7' 0" (2.456m x 2.140m) Radiator, single glazed window to the side elevation.

Bathroom: 6' 1" x 5' 4" (1.842m x 1.633m) A three-piece bathroom suite comprising: WC, wash hand basin and bath with shower over, ceramic wall tiling, uPVC window to the rear

Garage: 16' 1" x 8' 1" (4.899m x 2.473m) Up and over vehicle access door to the front, power and lighting. The garage is served by a wrought iron gated driveway offering additional private off road car parking space.

Plot size: The overall approximate plot size is around 0.06 of an acre.

Garden: The rear garden is fully enclosed and has been designed with easy maintenance and all year round use in mind. There is a flag patio area, a timber Pergola terrace area, a space that was previously used for keeping chickens and garden shed. The front garden is set behind a low-level brick wall complimented by decorative wrought iron railings and again is designed for maintenance and all year round use. There is a semi circular area which enjoys a central feature rockery.

Chain details: The property may be sold with early vacant possession and no further upward chain delay, though this will be confirmed in due course.

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 pre marketing research shows that the property is Leasehold enjoying a term of 900 years from around 17th May 1982.

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