



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



Floor Plan

Outbuilding

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HEATHFIELD, FARNWORTH, BL4 7SB



- NO CHAIN
- 2 bed Semi detached true bungalow
- Extended accommodation
- Scope to personalise
- Conveniently located for road and rail networks
- Useful external annex building
- Useful tool shed/storage room
- Stunning open plan living area



Offers in the Region Of £245,000

BOLTON

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

BURY

14 Market St, Bury, BL9 0AJ
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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
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Independent Estate Agents
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Incorporating: Wright Dickson & Catlow, WDC Estates



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SOLD WITH NO CHAIN... This significantly extended and improved true bungalow is conveniently located near schools and shops and easy access to the road and rail networks making this property an ideal consideration for everyone. This semi detached bungalow is ready for the new owners to come in and just add the finishing touches to create their own personal style and taste. The accommodation is deceptively spacious having been extended and remodelled to create a modern open plan living area which can only be fully appreciated by internal inspection making this an ideal property for both younger family buyers and those looking for level access living. The property also benefits from having a separately built sizeable outbuilding (summer house) which is divided into two sections with a decent space for many uses such as: working from home/office/gym/sun room/bar and entertainment room and much more, this separate building also benefits from a separate bathroom with a corner shower cubicle, toilet and sink. There is also another separate building previously used as a tool shed/storage. The accommodation is well presented and briefly comprises entrance hallway, stunning open plan living area with dining kitchen and lounge with bifold and French doors, two bedrooms and a shower room. Externally the property benefits from driveway parking to the front with a good sized tiered garden to the rear which is currently paved and low maintenance. The property also benefits from an extended loft hatch with ladders attached for easy access. The loft area is boarded under foot, with lighting also included. This area can be used to build a dormer if desired. The property also has a brand new boiler with a 10 year guarantee with fan assisted radiators that are energy efficient. Please contact Cardwells estate agents Bolton for a viewing 7 days a week on 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: Front uPVC located at the side of the property leading into the hall which opens onto the kitchen/diner/lounge area.

Dining kitchen: 12' 6" x 19' 3" (3.82m x 5.87m) Double glazed window to the side elevation. Kitchen opens onto the lounge area. Range of grey high gloss base units with contrasting granite work surfaces and matching wall mounted cabinets. Matching central island with five ring "Smeg" hob. Space for American style fridge freezer. Larder cupboard. Integrated Smeg appliances include 90 mm oven with combination oven microwave and grill above. Recessed extractor hood. Utility area with inset sink and drainer. Plumbed for washing machine and dishwasher. Tiled floor to match the hallway.

Lounge: 14' 9" x 12' 10" (4.5m x 3.9m) Double glazed bifold doors to the rear elevation with double glazed French door to the side. Tiled floor. Vaulted ceiling with recessed spotlights. Central heating radiator with fan assist.

Bedroom 1: 12' 2" x 9' 10" (3.7m x 3.0m) Double glazed window to the front elevation. Air-conditioning unit. Built-in wardrobes.

Bedroom 2: 12' 2" x 7' 7" (3.7m x 2.3m) Double glazed window to the front elevation.

Shower room: 5' 11" x 5' 11" (1.8m x 1.8m) Double glazed window to the side elevation. Three piece suite comprising double corner shower unit, vanity sink and close coupled WC. Tiled wall and floor.

Summer house: There is a good sized outhouse split into two sections one being a storeroom measuring 4.1 m x 2.2 m the other being an annex style area, with shower room and WC which measures 3.69 m x 2.2 m.

Externally: Externally the front of the property benefits from a large block paved driveway with ample parking for two vehicles, block paving continues around the side to the rear of the garden where you can find a split level garden with patio and rear and raised section.

Outbuilding: This is a good sized building currently used as a storage area for tools and garden furniture.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Freehold

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 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

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