



GREENLAND ROAD, FARNWORTH, BL4 0HU



- No onward chain
- Semi detached family home
- Three bedrooms
- Two reception rooms
- Front and rear gardens
- Driveway/carport/garage parking
- Walking distance to Royal Bolton Hospital
- Short drive to the M61 and St Peters Way



£250,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with no onward chain is this good sized semi detached family home located with an always popular area of Farnworth. The property is ideally located for access to the Royal Bolton Hospital with many other local amenities and schools nearby. The M61 motorway network is just a short drive as is St Peter's Way, making the property perfect for the commuter. Internally the accommodation comprises an entrance hallway, lounge, dining room, conservatory and kitchen to the ground floor with three good sized bedrooms, bathroom and separate wc to the first floor. Externally there is a flagged driveway which leads to an up and over garage door, additional parking under the carport at the side of the property. There is also a well presented lawned garden with mature shrubs and borders surrounding and a path leading you to the double glazed porch. At the rear of the property there is a patio with a good sized lawned garden where there is space for a shed and a greenhouse. The driveway also continues from the front of the property leading to the detached garage at the rear.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Double glazed windows to the front and side with a double glazed door, laminate effect flooring, ceiling light point, door leading to the entrance hallway.

Hallway: Ceiling light point, under stairs storage, radiator, tiled flooring, double glazed window to the side, stairs to the first floor.

Lounge: 11' 7" x 11' 3" (3.53m x 3.42m) Double glazed bay window to the front, radiator, electric fire and surround, ceiling light points.

Dining Room: 13' 6" x 12' 5" (4.12m x 3.79m) Ceiling light point, radiator, electric fire and surround, double glazed sliding patio doors leading to the conservatory.

Conservatory: 9' 11" x 8' 5" (3.01m x 2.57m) Wall lamp, tiled floor, double glazed windows to the rear sides with a double glazed door leading to the patio area.

Kitchen: 15' 3" x 7' 4" (4.66m x 2.23m) Downlights, under stairs storage, double glazed window to the rear, double glazed door to the side, range of fitted wall and base units with space for an electric oven, washing machine, fridge freezer, one and a half stainless steel sink with mixer tap and drainer, tiled flooring with splashback to the walls, radiator.

Landing: Ceiling light point, loft access, double glazed window to the side.

Bedroom 1: 12' 7" x 11' 7" (3.83m x 3.53m) Double glazed bay window to the front, radiator, fitted wardrobes, ceiling light point.

Bedroom 2: 11' 8" x 11' 3" (3.56m x 3.42m) Ceiling light point, radiator, fitted wardrobes, double glazed window overlooking the garden.

Bedroom 3: 9' 4" x 7' 2" (2.85m x 2.19m) Fitted wardrobes, radiator, double glazed window overlooking the garden, ceiling light point.

Bathroom: 6' 0" x ' ' (1.83m x m) Ceiling light point, double glazed window to the side, pedestal wash hand basin, panel bath with electric shower over, radiator, tiled walls.

Separate WC: 6' 1" x 2' 6" (1.85m x 0.77m) Suspended ceiling with lighting, WC, double glazed window to the side, splashback to the walls.

Externally: To the front of the property, there is a flagged driveway which leads to an up and over garage door providing additional parking under the carport at the side of the property. There is also a well presented lawned garden with mature shrubs and borders surrounding and a path leading you to the double glazed porch. At the rear of the property there is a patio with a good size lawn garden where there is space for a shed and a greenhouse. The driveway also continues from the front of the property leading to the detached garage at the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 990 years from 1 May 1936.

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £1909.

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.

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.

Thinking of selling or letting: 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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