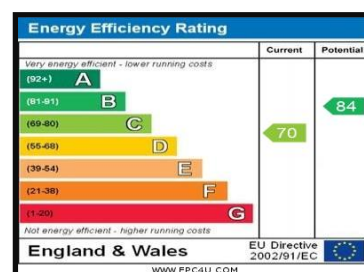


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (excluding any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk



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BRADFORD ROAD, FARNWORTH, BL4 0JH



- Fully refurbished 3 bed semi detached
- Large corner plot/block paved driveway
- Hall/lounge/prof fitted dining kitchen
- Landing/3 good bedrooms
- Three piece family bathroom suite
- Vacant possession/no upward chain
- In close proximity to Bolton hospital
- Low maintenance gardens front and rear



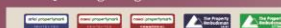
£220,000

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E: bolton@cardwells.co.uk

BURY
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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.



A substantial corner plot, fully renovated brick build semi detached property, available now with vacant possession and no upward chain. Situated on Bradford Road and as such being in close proximity to the hospital, fantastic transport links, amenities and schools. Briefly comprising brick built storm porch, composite entrance door, lounge, dining kitchen, landing, three good bedrooms and a family bathroom suite. To the outside is a large block paved driveway providing off road parking for numerous cars and low maintenance gardens to both front and rear. Viewings are readily available, seven days a week by ringing Cardwell Estate Agents Bolton on 01204381281 or via email bolton@cardwells.co.uk. Please watch the online walk through video to booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Brick built canopy storm porch, composite entrance door giving access to:

Hallway: 4' 7" x 4' 11" (1.40m x 1.50m) Enclosed staircase to the landing, timber access door giving access to:

Lounge: 14' 6" x 15' 0" (4.42m x 4.57m) Wall mounted radiator, UPVC double glazed window.

Dining Kitchen: 9' 2" x 18' 3" (2.79m x 5.56m) Brand new professionally fitted kitchen comprising stainless steel sink with mixer tap over, high gloss base and wall units, complementary tiled splash backs, worktops, oven, four ring gas hob with extractor above, UPVC double glazed window, space for white goods, under stairs storage cupboard housing the gas combination boiler, composite door giving access to the rear garden.

Landing: 6' 7" x 7' 0" (2.01m x 2.13m) UPVC double glazed window, loft access point.

Bedroom One: 13' 11" x 10' 11" (4.24m x 3.32m) UPVC double glazed window, wall mounted radiator, built in wardrobe.

Bedroom Two: 10' 4" x 11' 1" (3.15m x 3.38m) UPVC double glazed window, wall mounted radiator.

Bedroom Three: 10' 0" x 6' 10" (3.05m x 2.08m) UPVC double glazed window, wall mounted radiator.

Bathroom: 6' 10" x 6' 10" (2.08m x 2.08m) Three piece suite comprising WC, wash hand basin on a vanity unit, bath with mixer shower attachments and fitted glass screen, floor and wall tiling, frosted upvc double glazed window, wall mounted heated towel rail.

Outside: To the outside there is a large low maintenance front garden, a large block paved driveway providing off road parking for numerous cars and a low maintenance rear garden.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.65 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 May 1925.

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1432.

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

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all 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

