



**HARROWBY LANE, FARNWORTH, BL4 7BJ**



- Recently refurbished semi detached
- Stunning open plan kitchen/diner/family room
- Beautiful four piece family bathroom suite
- Integral garage with electric vehicle door
- Three superb bedrooms, two with furniture
- Gated driveway Leads to the garage
- Landscaped easy maintenance rear garden
- UPVC DG, Gas CH, no upward chain delay



**Offers in Excess of £225,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A recently comprehensively refurbished three bedroom semi detached family home presented to superb standards throughout. Situated in a consistently popular residential location, ideal for commuters via railway links, road and motorway links. Also within easy reach of Farnworth town centre, Bolton town centre, Logistics North and the Royal Bolton Hospital. The very well appointed family home briefly comprises: living room, superb open plan kitchen/diner/family room with patio doors off to the rear garden, integral garage with electric roller shutter vehicle access door, first floor landing, three bedrooms and a beautiful four piece family bathroom suite equipped with bath and generous separate shower enclosure. To the front of the property is a gated driveway and astroturf gardens, while the rear garden has been landscaped and designed with easy maintenance in mind, perhaps being ideal for children to play or entertaining. The family home benefits from UPVC double glazing, a Worcester gas combination central heating boiler, a superb level of presentation throughout, security alarm system, CCTV cameras and importantly is available with early vacant possession and no further upward chain delay. Everything that is on offer can only be appreciated via a personal inspection, in the first instance there is a walk-through viewing video available to watch and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

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

**Approximate floor area:** The overall approximate floor area is around 872 ft.<sup>2</sup> with accommodation over two levels.

**Living Room:** 16' 7" x 10' 10" (5.050m x 3.294m) Double glazed UPVC entrance door with UPVC window above, UPVC windows with fitted blinds, fireplace, the freestanding electric fire featured in the photos and the video is not included in the sale, the wall mounted television can be available by negotiation, quality wood laminate flooring, matching wall lights, central ceiling light and fan, radiator.

**Open Plan Kitchen/Diner:** 19' 6" x 11' 0" (5.940m x 3.351m) A beautifully appointed open plan kitchen/diner/family room flooded with natural light from the UPVC windows to the rear, also the UPVC patio doors which open out onto the landscaped rear garden. The kitchen is fitted with a superb range of matching drawers, base and wall cabinets, there is an integrated fridge/freezer, double oven/grill with five ring gas hob, extractor and glass splashback, central Island cabinet and the matching dining table can be included in the sale by negotiation, skimmed ceilings within spotlighting, turning staircase off to the first floor, under stairs storage space, radiator, pedestrian door into the garage.

**First Floor Landing:** 5' 3" x 2' 7" (1.608m x 0.8m) Quality carpeting, neutral decorations.

**Master Bedroom:** 12' 1" x 11' 8" (3.673m x 3.567m) UPVC window to the front, quality carpeting, radiator, neutral decorations, the freestanding bedroom furniture is included within the sale.

**Bedroom Two:** 11' 8" x 7' 11" (3.561m x 2.409m) Large UPVC window overlooking the rear garden complete with fitted blinds, quality carpeting, neutral decorations, the bedroom furniture is included with the sale, radiator, loft access point and open plan storage space over the stairs.

**Bedroom Three:** 12' 1" x 7' 6" (3.679m x 2.296m) UPVC window to the front with fitted blinds, radiator, neutral decorations and quality flooring.

**Bathroom:** 10' 11" x 7' 4" (3.324m x 2.240m) Measured at maximum points. A stylish and particularly well appointed four piece family bathroom suite comprising generous shower enclosure with both hand held and overhead shower options, stylish wash hand basin with built under storage space, dual flush WC and bath, tall heated towel rail, stylish ceramic floor and wall tiling, skimmed ceiling with inset ceiling spotlighting, 2 UPVC windows, extractor.

**Integral Garage:** 16' 4" x 7' 11" (4.978m x 2.405m) The garage is served by a gated driveway and benefits from an electric roller shutter vehicle access door to the front, there is a wall mounted Worcester gas combination central heating boiler and a pedestrian door into the open kitchen/diner/family room.

**Plot Size:** the overall approximate plot size extends to around 0.04 of an acre.

**Outside:** The front garden has been landscaped and is finished in Astroturf for easy maintenance. The rear garden has been landscaped to create a superb and enclosed easy maintenance garden with large Astroturf area and timber Terrace/patio space, there is a garden shed. This may be superb space for children to play and entertaining alike.

**Tenure:** Cardwells pre marketing research indicates that the property is leasehold enjoying a term of around 850 years from 19th October 1973. At the time of writing our client was not sure on the total annual leasehold cost, but estimates it be no higher than £35 per year. We are awaiting a more accurate figure at the time of writing.

**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 B at an annual cost of around £1,670 per annum, single person discount may be available depending on circumstances.

**Flood Risk:** 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.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance at your convenience.

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**Arranging a mortgage?** Cardwells Estate Agents Bolton 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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