



Independent Estate Agents
Cardwells
 www.cardwells.co.uk

MOORSIDE AVENUE, FARNWORTH, BL4 9PY



- 3 bedroom semi detached
- Modern & well presented
- Popular & convenient location
- Good local amenities
- Easy access to transport links
- Ideal 1st purchase or family home
- Large driveway & garage
- Viewing recommended



Offers in the Region Of £235,000

BOLTON

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

BURY

14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

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

Independent Estate Agents
Cardwells
 Est. 1982

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.



Cardwell are pleased to offer for sale this lovely three bedroom semi detached home, situated in a very popular and convenient location. The property is well presented and modern throughout. Outside there is a large driveway providing ample off-street parking leading to a very useful detached garage. The property is within easy access of the motorway network, train stations, good schools, shops, Farnworth and Bolton town centres. viewing is highly recommended through Cardwell's estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises Entrance hall, lounge, kitchen dining room and a guest WC. Upstairs there are three bedrooms and the bathroom. Outside there are good sized gardens including a driveway leading to a larger than average detached garage. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Entrance hall: Radiator, staircase to the landing.

Lounge: 12' 9" x 12' 6" (3.88m x 3.81m) uPVC double glazed oriole style window front aspect, radiator below. Feature inset electric fire.

Kitchen dining room: 13' 8" x 9' 5" (4.16m x 2.87m) uPVC double glazed window rear garden aspect, range of modern fitted wall and base units with complementary worktop surfaces and tiled splashback, built-in oven and grill, inset four ring gas burner hob, stainless steel sink unit with mixer tap, space for a, dishwasher and a fridge freezer, radiator. Built-in under stairs storage cupboard

Rear hallway: uPVC double glazed window side aspect.

W.C room: uPVC frosted double glazed window rear garden aspect, close coupled WC, wash basin.

Landing: uPVC frosted double glazed window side aspect, access to the loft

Bedroom 1: 12' 6" x 12' 7" (3.81m x 3.83m) uPVC double glazed window front aspect, radiator below.

Bedroom 2: 10' 1" x 9' 6" (3.07m x 2.89m) uPVC double glazed window rear aspect, radiator below.

Bedroom 3: 9' 0" x 6' 5" (2.74m x 1.95m) Double glazed window front aspect, radiator.

Bathroom: 6' 4" x 5' 6" (1.93m x 1.68m) uPVC frosted double glazed window rear aspect, modern white suite comprising, enclosed bath with mixer tap/shower attachment, wash basin with mixer tap in set to a vanity unit, incorporating a WC, tiled floor, part tiling to the walls, heated towel rail.

Outside: There is a gravelled garden and a paved pathway which provides ample off-street parking for many vehicles and gates give access along the side elevation, to the continuation of the driveway and the garage. Rear garden. There is a generous sized garden which is mostly laid to lawn, with a paved patio and a larger than average detached single garage with an up and over door.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 125 years from March 2000, ground rent £10 per year.

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

Flood risk information: Cardwells estate agents Bolton research shows the property is in a 'no 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.

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

