

Ground Floor

First Floor

Second Floor

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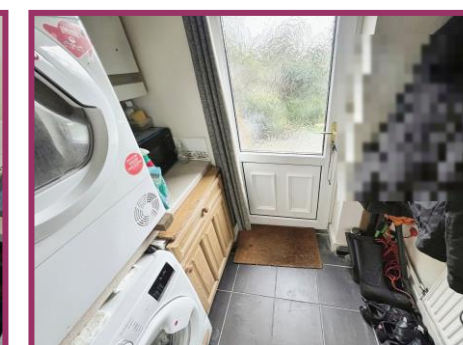
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SHILLINGFORD ROAD, FARNWORTH, BL4 7DJ



- 3 storey townhouse
- Popular & convenient location
- 4 bedrooms, bathroom
- 2 shower rooms, some updating required
- Accommodation over 3 floors
- Garage, garden to rear
- Close to Farnworth and Bolton town Centre
- Good transport links and local amenities



Offers Over £199,995

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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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.



Cardwells are pleased to offer for sale this four bedroom townhouse, situated in a very popular and convenient location, close to Farnworth town centre and Bolton. The accommodation is over three floors and would make an ideal family home. It is fair to say that the property would benefit from some updating, however offers excellent potential. Falmouth has an array of good shops, schools, train stations and easy access to the motorway network. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises Entrance entrance hall, shower room, utility room and a bedroom. On the first floor you will find the lounge and a kitchen dining room. On the second floor there are three bedrooms and a bathroom. The master bedroom benefits from an ensuite shower room. The property also benefits from 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, built in under stairs storage cupboard, radiator, coving to the ceiling, doors lead to the garage

Shower room: 7' 9" x 2' 8" (2.36m x 0.81m) Shower cubicle, close coupled WC, tiled floor, tiled splashback, radiator, extractor fan.

Ground floor bedroom: 8' 2" x 10' 5" (2.49m x 3.17m) uPVC double glazed doors rear garden aspect, radiator.

Utility room: 5' 1" x 5' 11" (1.55m x 1.80m) uPVC frosted double glazed window, rear aspect, fitted base units, tiled floor, radiator, space for a washing machine, extractor fan.

First floor landing: uPVC double glazed window, front aspect, radiator below, coving to the ceiling. The staircase continues to the second floor.

Lounge: 14' 10" x 10' 6" (4.52m x 3.20m) 2 uPVC double glazed windows rear aspect, feature fireplace incorporating a living flame gas fire, radiator, coving to the ceiling.

Kitchen dining room: 15' 7" x 8' 7" (4.75m x 2.61m) uPVC double glazed doors onto a Juliet style balcony, radiator, range of fitted wall and base units with complementary worktop surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built-in oven and grill, four gas hob, concealed extractor fan above, space for a dishwasher and a fridge, part tiling to the floor.

Second floor landing: Built-in airing cupboard, access to the loft, doors lead to

Master bedroom: 12' 9" x 8' 0" (3.88m x 2.44m) uPVC double glazed window front aspect, radiator below.

En suite shower room: Close coupled WC, wash basin, shower cubicle, tile floor, radiator.

Bedroom 3: 9' 6" x 8' 0" (2.89m x 2.44m) uPVC double glazed window rear aspect, radiator below.

Bedroom 4: 7' 6" x 6' 2" (2.28m x 1.88m) uPVC double glazed window front aspect, radiator.

Bathroom: 5' 2" x 6' 2" (1.57m x 1.88m) uPVC frosted double glazed window rear aspect, enclosed bathroom with mixer tap/shower attachment, close coupled WC, wash basin, tiled floor, radiator, extractor fan.

Outside: Outside there is a driveway to the front providing ample off street parking and leads to a single garage. To the rear there is a garden which is laid to lawn with a patio, tree and plants displays.

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, 999 years from 1 January 1997

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

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

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