

Independent Estate Agents
Cardwells
www.cardwells.co.uk

ST. JAMES STREET, FARNWORTH, BL4 9SJ



- Spacious end of terraced house
- No chain involved
- Ideal 1st time purchase
- 2 reception rooms, 2 bedrooms
- Family bathroom
- Garden fronted, yard to rear
- Good local amenities
- Easy access to transport links



£149,950

BOLTON

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

BURY

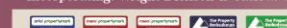
14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

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

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Cardwells
 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale this spacious end of terraced house with no upward chain involved. This generous sized property has two reception rooms and two good sized bedrooms and a family bathroom. The area is well served with local shops, schools and easy access to transport links. This would make an ideal first time purchase or perhaps a buy to let investment. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The spacious accommodation briefly comprises; Entrance vestibule, hallway, lounge, separate dining room and a kitchen. Upstairs there are two bedrooms and a bathroom with a white suite. Outside there is a laid to lawn garden to the front and to the rear, there is an enclosed paved yard. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door

Entrance vestibule:

Hallway: Inset spotlights to the ceiling.

Lounge: 11' 4" x 13' 4" (3.45m x 4.06m) uPVC double glazed window front aspect, radiator below, feature fireplace with a granite hearth and inner surround, Dado rail, coving to the ceiling.

Dining room: 14' 10" x 10' 10" (4.52m x 3.30m) uPVC double glazed window rear yard aspect, radiator below, built in under stairs storage cupboard.

Kitchen: 12' 0" x 6' 5" (3.65m x 1.95m) uPVC double glazed window and uPVC double glazed patio doors yard aspect, modern fitted wall and base units with complementary worktop surfaces and tiled splashbacks, built in oven and grill, inset halogen hob, extractor canopy above, stainless steel sink unit with mixer tap, radiator, space and plumbing for a washing machine, integrated dishwasher, inset spotlights to the ceiling.

Landing: Access to the loft, doors lead to

Bedroom 1: 14' 1" x 10' 7" (4.29m x 3.22m) uPVC double glazed window front aspect, radiator, inset spotlights to the ceiling.

Bedroom 2: 16' 3" x 7' 2" (4.95m x 2.18m) uPVC double glazed window rear aspect, radiator, dado rail.

Bathroom: 10' 6" x 7' 2" (3.20m x 2.18m) uPVC frosted double glazed window rear aspect, modern white suite comprising, enclosed bath with a shower above, close coupled WC, wash basin with mixer tap, tiled splashback, radiator, fitted airing cupboard.

Garden: To the front here is an enclosed laid to lawn garden. To the rear there is an enclosed paved yard with a brick built storage room and a gate which gives access to the side lane.

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, 989 years from 1 April 1920

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' 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 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 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

