



HIGHFIELD ROAD, FARNWORTH, BL4 0AL



- Extended detached family home
- Three reception rooms
- Large open plan kitchen / diner / family rm
- Three double bedrooms
- Loft room with two windows
- Enclosed car port and driveway for 4 cars
- Lovely gardens with lawn and patio areas
- Gas CH, d glzng, popular location



Offers Over £320,000

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A significantly extended detached family home with three reception rooms and a large open plan fitted kitchen/diner/family room. Positioned in a consistently popular residential location, the property is perfectly placed for easy access to Saint James school, other popular primary and secondary schools, easy access to the M61 motorway network, close to the Royal bolton Hospital and within easy reach of Bolton town Centre and superb retail, leisure and sporting facilities. The accommodation on offer briefly comprises: welcoming reception hallway, family room, living room with woodburning stove, home gym room/utility, open plan kitchen/diner/family room complete with a central island, first floor landing, large L shaped master bedroom which could potentially be divided to create two rooms, two additional double bedrooms to the first floor and a modern white three-piece family bathroom, there is a loft room with generous head height, two double glazed windows which is accessed from open tread timber paddle stairs accessed from the master bedroom through the loft hatch. There is versatile accommodation which may suit a variety of purposes. To the side of the property is an enclosed carport with up and over vehicle access door fitted with 2 UPVC windows, there is driveway parking for around four cars, a covered patio area and steps down to the lawn fully enclosed garden area. There is superb space for children to play and entertaining. The family home benefits from double glazing, gas central heating and the volume of versatile accommodation which is rarely found in the open market. An early viewing is advised to appreciate all that is on offer. In the first instance there is a walk through viewing video available to watch and then a personal appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing: Bolton@Cardwells.co.uk or visiting www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway: 17' 7" x 8' 3" (5.356m x 2.513m) Measured at absolute maximum point, UPVC window to front, entrance door, radiator, stairs off to the first floor.

Family Room: 10' 11" x 11' 11" (3.333m x 3.633m) UPVC window to the front, radiator, quality carpeting, neutral decorations.

Living Room: 14' 9" x 11' 8" (4.502m x 3.559m) Sliding UPVC patio doors, feature fireplace with wood burning stove, radiator.

Open Plan kitchen/diner: 20' 3" x 16' 8" (6.169m x 5.088m) Measured at maximum points. Open plan kitchen/diner/family room really benefits from the ground floor extension as this is a significant family friendly space complete with central Island, range of matching drawers, base and wall cabinets, cooker with double oven/grill and gas hob with matching extractor over, UPVC windows to the rear, fitted blinds, rear entrance door, radiator, quality flooring, neutral decorations, ample dining space and space for a settee.

Home gym room/utility: 14' 4" x 7' 1" (4.372m x 2.150m) UPVC window to the front, wall mounted Baxi gas combination central heating boiler.

First floor landing: 6' 9" x 6' 10" (2.054m x 2.075m)

Bedroom One: 21' 8" x 15' 0" (6.602m x 4.560m) Measured at maximum point into an L shape a generously proportioned bedroom, which runs the full length from the front to the rear of the property with one UPVC window to the rear and 2 to the front, radiator, neutral decorations, timber paddle stairs lead through the loft hatch opening and to the loft room.

Bedroom Two: 12' 1" x 11' 10" (3.684m x 3.612m) A lovely bedroom with a feature corner UPVC window, additional UPVC window to the rear, radiator and fitted wardrobes to one wall.

Bedroom Three: 11' 0" x 11' 9" (3.357m x 3.590m) Measured at maximum point into the UPVC bay window, radiator, fitted wardrobes to one wall.

Bathroom: 8' 0" x 6' 10" (2.434m x 2.077m) A modern white three-piece bathroom suite comprising: dual WC, wash hand basin with built under storage space and bath complete with fitted glass shower screen, heated towel rail, extractor, ceramic wall tiling, UPVC window.

Loft Room: 23' 7" x 14' 9" (7.178m x 4.502m) Measured at maximum points. UPVC window to the side, double glazed velux window, carpeted finish, neutral decorations. The loft room is accessed via a timber open tread paddle staircase from bedroom one through an access hatch.

Carport: 24' 1" x 7' 9" (7.335m x 2.373m) The carport is fitted with a timber frame roof construction with 2 UPVC windows to the side and an up and over vehicle access door to the front. There is power and lighting. The carport is served by the private driveway to the front which provides private off-road car parking for around four cars

Plot Size: The overall approximate plot size extends to around 0.08 of an acre wonderful garden areas to the rear an abundance of driveway parking to the front.

Outside: The rear garden is predominantly laid to lawn with patio space to the lower level benefiting from a timber garden shed, a metal garden shed and an additional shed to the kitchen access level of the garden where there is additional covered patio space. There is steps down from the patio area to the land garden area at the particularly well stocked rockery with mature shrubs and trees.

Chain details: The properties offered for sale with an upward chain, the details of which have not yet been established at the time of writing.

Possibly of particular interest to...? This detached property is most likely to be of interest to families wishing to set up their forever home close to school, transport links and excellent amenities.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold enjoying a term of 999 years less one day from 1st November 1937 meaning there is around 912 years remaining. We are advised that the annual ground rent is £4 per annum and our clients have paid this in advance, and it should not be due to be paid by the purchasers until 2034.

Flood Risk Information. Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "No risk" of flooding.

Conservation Area. Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

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 C at an annual cost of around £1,909 per annum.

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 at your convenience.

Thinking of selling of letting a property 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

