



**BRADFORD STREET, FARNWORTH, BL4 9JP**



- No onward chain
- Extended mid terraced property
- Two good sized bedrooms
- Two reception rooms
- Three piece bathroom
- Close to commuter routes
- Good access to local amenities
- Gas C,H and Double glazing



**Offers in the Region Of £130,000**

**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  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this extended mid terraced property located within Farnworth. The property is perfectly positioned for the commuter with St Peter's Way being a short drive away which gives access to the M62 and M60 motorway network. Internally the property comprises a lounge, dining room and extended kitchen to the ground floor with two good sized bedrooms and bathroom to the first floor. Externally the property is pavement fronted and has an enclosed yard to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Vestibule:** Laminate effect flooring, door leading into the lounge.

**Lounge:** 13' 8" x 13' 6" (4.17m x 4.11m) Ceiling light points, radiator, laminate effect flooring, double glazed window to the front, living flame gas fire surround.

**Dining room:** 13' 6" x 10' 10" (4.12m x 3.30m) Ceiling light point, radiator, laminate effect flooring, double glazed window to the rear.

**Kitchen:** 15' 2" x 6' 5" (4.62m x 1.95m) Ceiling light point, radiator, wall mounted boiler, double glazed windows to the side, door to the side, range of fitted wall and base units with space for an electric oven, washing machine, fridge freezer, stainless steel sink with drainer, tiled splashback to the walls.

**Landing:** Ceiling light point, loft access.

**Bedroom 1:** 13' 7" x 10' 6" (4.13m x 3.20m) Ceiling light point, radiator, fitted wardrobes, double glazed window to the front.

**Bedroom 2:** 14' 10" x 5' 9" (4.51m x 1.75m) Ceiling light point, double glazed window to the rear, radiator.

**Bathroom:** 11' 9" x 4' 4" (3.57m x 1.32m) Ceiling light point, radiator, double glazed window to the rear, three-piece suite incorporating a vanity unit with inset sink, WC, panel bath with electric shower above, tiled splashback to the walls.

**Outside:** The property is pavement fronted with an enclosed flagged yard with gate at the rear.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 900 years from 1 May 1947

**Council tax:** Cardwells estate agents Bolton research shows the property is band A annual cost approximately £1511

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a very low flood 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 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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