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PANSY ROAD, FARNWORTH, BL4 0EU



- Beautifully presented 3 bed semi detached
- Substantial corner plot gardens
- Hall/lounge/feature fireplace and surround
- Very well appointed dining kitchen
- Landing/ 3 good bedrooms/family bathroom
- uPVC double glazed throughout
- Close to excellent amenities/schools
- Vacant possession/no upward chain!



Offers in the Region Of £225,000

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

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.

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 Est. 1982



A simply beautiful three bed corner pot semi detached property on Pansy Road in Farnworth, offered to the market with no upward chain by Cardwells Estate Agents Bolton. In close proximity to Harper Green School and as such being ideally positioned for the areas highly regarded amenities, popular bars and restaurants with excellent transport links via the M61 motorway network all within close proximity. Briefly comprising: Composite entrance door, reception hallway, lounge with feature fireplace and surround with an inset living flame gas fire, well appointed high gloss dining kitchen with useful understairs storage, landing, three good bedrooms and a family bathroom suite. To the outside is a block paved driveway, a large timber storage shed with power and lighting and that there are fabulous corner block gardens to three sides which are mainly late to Astroturf for easy maintenance. A personal inspection comes with our highest recommendations to appreciate all on the offer and this can easily be arranged by ringing Cardwell Estate Agents Bolton on 01204381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Hall: 6' 9" x 5' 6" (2.06m x 1.68m) Wall mounted heater, staircase leading to the upper landing, timber and glass door giving access to.

Lounge: 16' 3" x 14' 11" (4.95m x 4.54m) Feature fireplace and surround with inset living flame gas fire, uPVC double glazed bay window, double doors giving access to.

Dining kitchen: 9' 1" x 18' 2" (2.77m x 5.53m) Very well appointed professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, high gloss base and wall units, wall mounted water heater, space for white goods, eight ring rangemaster style oven with canopy extractor above, useful under stairs storage cupboard, uPVC double glazed window, composite door giving access to the garden.

Landing: Frosted uPVC double glazed window, loft access point.

Bedroom 1: 13' 9" x 11' 0" (4.19m x 3.35m) Double glazed window, wall mounted heater.

Bedroom 2: 10' 3" x 11' 0" (3.12m x 3.35m) uPVC double glazed window, wall mounted heater.

Bedroom 3: 10' 1" x 7' 3" (3.07m x 2.21m) Built in storage cupboard, uPVC double glazed window.

Bathroom: 6' 11" x 6' 9" (2.11m x 2.06m) Three piece suite comprising WC, wash basin on a vanity unit, P shaped bath with T bar mixer shower, full wall tiling, frosted uPVC double glazed window.

Outside: To the outside is a block paved driveway, a large timber storage shed with power and lighting and there are delightful corner plot gardens which are mainly laid to Astroturf for easy maintenance.

Parking: Driveway parking

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 28 August 1998

Council tax: Cardwells estate agents Bolton research shows the property is band A annual cost of £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 a property, perhaps Cardwells can be of assistance? A accurate up-to-date property valuation may be an ideal place to start your next move planning and we provide these free of charge and with no obligation. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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

