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**Cardwells**  
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**GLENMORE AVENUE, FARNWORTH, BL4 0JB**



- Wonderful family size semi detached
- Ground floor extension to the rear
- Generous grdns with patio & lawn
- Private off road driveway parking
- Close to Royal Bolton Hospital & M61
- Generous open family / dining room
- Separate lounge, kitchen with appliances
- UPVCDG, Worcester gas CH boiler



**£240,000**

**BOLTON**

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

**BURY**

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

**LETTINGS & MANAGEMENT**

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**Cardwells**  
 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates

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An extended three bedroom semi detached family home set in a generous plot with lovely gardens positioned in a consistently popular residential location being close to the Royal Bolton hospital, M61 motorway and the town centres of both Bolton and Farnworth. The property is well presented throughout and briefly comprises: reception hallway, bay window living room, open plan extended Family/dining room, fitted kitchen complete with appliances, first floor landing, three bedrooms and a white bathroom suite. Externally, the rear gardens enjoy both patio and a generous lawn area and there is private off-road car parking to the front. The family home benefits from UPVC double glazing and a Worcester gas combination central heating boiler. Viewing is highly recommended 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 viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

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

**Reception Hallway:** 13' 0" x 5' 11" (3.968m x 1.795m) UPVC entrance door, UPVC window, stairs off to the first floor, radiator, quality flooring, UPVC window to the side, Worcester wall mounted boiler.

**Living Room:** ' ' x 11' 6" (m x3.589 3.513m) Measure at maximum point into the UPVC bay window complete with fitted blinds, radiator, skimmed ceiling with spotlighting and central chandelier, double doors into the dining room.

**Open plan family room / Dining room:** 17' 11" x 11' 9" (5.468m x 3.578m) UPVC double glazed tall windows and double patio doors off to the rear garden, quality flooring, electric plasma style fire, spotlighting, radiator.

**Kitchen:** 15' 0" x 7' 4" (4.576m x 2.225m) Quality fitted kitchen with an excellent range of matching drawers, base and wall cabinets, oven / grill, microwave / oven, gas hob, stainless sink and drainer with mixer tap over, washing machine, dryer, fridge / freezer, UPVC window with fitted blind overlooking the rear garden, UPVC window to side, UPVC side entrance door, spotlighting.

**First floor landing:** 7' 11" x 5' 11" (2.418m x 1.807m) UPVC window to the side, loft access point, quality carpeting.

**Master Bedroom:** 12' 3" x 11' 10" (3.731m x 3.612m) UPVC bay window to front with fitted blinds, radiator, neutral decorations, spotlighting.

**Bedroom Two:** 10' 3" x 11' 8" (3.116m x 3.558m) UPVC window to the rear overlooking the garden, radiator, neutral decorations, spot lighting, fitted blinds.

**Bedroom Three:** 6' 10" x 5' 10" (2.085m x 1.787m) UPVC windows in front with fitted blinds, fitted bedroom furniture providing display shelving, wall cabinets and under bed storage space.

**Bathroom:** 5' 11" x 5' 9" (1.793m x 1.755m) Three piece bathroom suite comprising: wc, wash hand basin and bath with both hand held and overhead shower options, fitted glass shower screen, extractor, ceramic wall tiling, heated towel rail, UPVC window, blinds, spotlighting.

**Plot size:** The overall approximate plot size extends to around 0.06 of an acre.

**Parking:** There is off-road private driveway car parking.

**Outside:** The front garden is finished in golden gravel and boarded by raised flower beds with small trees and a mature hedge. The rear garden enjoys a significant relatively level lawned section which is perhaps ideal for children to play. There is a flat terrace area ideal for alfresco dining and perhaps entertaining, outside tap.

**Bolton Council Tax.:** The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is B, which is at an approximate annual price of around £1,763.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 990 years from 1 November 1936.

**Conservation area:** Cardwells Letting Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

**Floor Risk Information:** Cardwells Letting Agents Bolton pre-marketing research indicates that the property is regarded as having a "very low" risk of flooding.

**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 01204 381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance at your convenience.

**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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