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LUPIN AVENUE, FARNWORTH, BL4 0EP



- Fully refurbished 3 bed semi detached
- Hall/lounge/kitchen with granite worktops
- Landing/3 good bedrooms
- Lovely three piece bathroom suite
- Double driveway parking to the front
- Detached storage garage to the rear
- Vacant possession/no upward chain!
- Close to Royal Bolton Hospital/amenities



Offers in Excess of £210,000

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

BURY
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 E: bury@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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 Est. 1982



A fully refurbished three bed semi detached property on Lupin Avenue in Farnworth available now with vacant possession and no upward chain! On the ever popular flower estate and as such being in close proximity to Royal Bolton Hospital, excellent transport links and amenities with highly regarded local nurseries and schools all within close proximity. The property has recently undergone a major refurbishment including full redecoration and joinery, a bespoke professionally fitted kitchen with granite worktops and a brand new floor coverings throughout. Briefly comprising: Composite entrance door, lounge, dining kitchen with island breakfast bar and granite worktops, landing, three good bedrooms and a lovely family bathroom suite. To the outside is a double driveway to the front and there are low maintenance gardens to both front and rear with a detached single storage garage. Viewings are welcomed, seven days a week by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Reception hallway: 5' 2" x 4' 10" (1.57m x 1.47m) Wall mounted radiator, enclosed staircase giving access to the landing.

Lounge: 14' 4" x 14' 11" (4.37m x 4.54m) uPVC double glazed window, wall mounted radiator.

Dining kitchen: 8' 11" x 18' 7" (2.72m x 5.66m) 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, granite worktops, five ring range style cooker with canopy extractor above, island breakfast bar, complimentary brick tiled splash backs, space for white goods, integrated microwave, under stairs storage cupboard, two uPVC double glazed windows, wall mounted radiator, composite door giving access to the rear garden.

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

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

Bedroom 2: 10' 5" x 11' 1" (3.17m x 3.38m) Cupboard housing the gas combination boiler, uPVC double glazed window, wall mounted radiator.

Bedroom 3: 9' 10" x 7' 0" (2.99m x 2.13m) uPVC double glazed window, wall mounted radiator.

Family bathroom:: 6' 10" x 7' 0" (2.08m x 2.13m) Three piece suite comprising WC, pedestal wash basin, bath with overhead electric shower and fitted glass screen, frosted uPVC double glazed window, wall mounted heated towel rail.

Outside: To the outside is a double driveway to the front and there are low maintenance gardens to both front and rear with a detached single storage garage.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 0124 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells Estate Agents Bolton research shows the property is of leasehold tenure, 990 years from 1930.

Council tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of around £1,506.00 per annum.

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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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: his 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

