



Independent Estate Agents
Cardwells
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ST. JAMES STREET, FARNWORTH, BL4 9SL



- No onward chain
- Three bedrooms
- Semi detached family home
- Two reception rooms
- Block paved driveway
- Four piece bathroom
- Low maintenance gardens
- Close to local shops and commuter routes



Offers in the Region Of £230,000

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

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Cardwells
 Est. 1982

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.



Offered for sale with NO ONWARD CHAIN is this lovely semi detached family home situated within a very popular and convenient location. The property is well presented throughout to out and is situated within easy access of the motorway network, train stations, good schools, local shops, Farnworth and Bolton town centres. Internally the accommodation comprises an entrance hallway, lounge, dining room and kitchen to the ground floor with three bedrooms and a four piece family bathroom to the first floor. Viewings are recommended to appreciate the accommodation on offer. Externally there is a block paved driveway leading down the side of the property with a flower bed and hedge to the front. The rear of the property is low maintenance with a block paved patio area, artificial lawn and raised borders to one side. To arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, radiator, laminate effect flooring, understairs storage, stairs to the first floor

Lounge: 12' 3" x 11' 11" (3.73m x 3.62m) Ceiling light point, double glazed bay window to the front, laminate effect flooring, radiator, feature fireplace and surround, open into the dining room.

Dining room: 12' 3" x 11' 11" (3.74m x 3.63m) Ceiling light point, radiator, double glazed French doors leading to the garden.

Kitchen: 8' 2" x 6' 5" (2.50m x 1.95m) Ceiling light point, double glazed window overlooking the garden, door to the side, range of fitted wall and base units with extractor fan, space for a washing machine, gas cooker, fridge/freezer, one and half bowl stainless steel sink with mixer tap and drainer, laminate effect flooring with tiled splashback to the walls.

Landing: Ceiling light point, double glazed window to the side, loft access.

Bedroom 1: 12' 3" x 11' 11" (3.74m x 3.62m) Ceiling light point, double glazed bay window to the front, radiator, fitted wardrobes.

Bedroom 2: 12' 4" x 11' 11" (3.77m x 3.64m) Ceiling light point, radiator, double glazed window overlooking the rear garden, fitted wardrobes.

Bedroom 3 7' 11" x 6' 5" (2.41m x 1.96m) Ceiling light point, radiator, double glazed window to the front.

Bathroom: 8' 5" x 6' 3" (2.57m x 1.91m) Ceiling light point, dual aspect double glazed windows to the rear and the side, extractor fan, walk mounted vertical ladder radiator, four piece suite incorporating a wc, vanity unit with inset sink, free standing bath, walking shower cubicle, tiled floor and walls.

Outside: To the front of the property there is a block paved driveway leading down the side of the property with a flower bed and hedge. The rear of the property is low maintenance with a block paved patio area, artificial lawn and raised borders to one side.

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, 990 years from 1 November 1932

Council tax: Cardwells estate agents Bolton research shows the property is band B annual cost of £1763

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 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

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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

