



BRIDGEMAN STREET, FARNWORTH, BL4 7PR



- Garden fronted mid terraced
- Three bedrooms
- Bathroom and shower room
- Needs modernisation
- Close to Moses Gate train station
- Lounge and kitchen diner
- Rear garden with off road parking
- No onward chain



Offers in the Region Of £150,000

BOLTON

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E: bolton@cardwells.co.uk

BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this garden fronted mid terraced property located within Farnworth. The property is situated within close proximity of local parks, Farnworth town centre and also close to many commuter routes including Moses Gate train station and St Peter's Way which can take you directly to Manchester. Internally the property does need some modernising and comprises an entrance hallway, lounge, kitchen/diner and shower room/wc to the ground floor whilst the first floor had three bedrooms and bathroom. Externally the property is garden fronted with a flagged pathway leading to the front door. To the rear of the property is a good sized rear garden which has been flagged with double gates providing space for off road parking from the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, stairs to the first floor.

Lounge: 15' 7" x 12' 2" (4.74m x 3.70m) Ceiling light point, wall lamps, radiator, double glazed bay window to the front.

Kitchen diner: 15' 5" x 9' 0" (4.70m x 2.74m) Ceiling light point, double glazed window to the rear, radiator, wall mounted boiler, range of fitted wall and base units with one and a half bowl stainless steel sink with mixer tap and drainer.

Shower/w.c: 9' 10" x 3' 1" (2.99m x 0.94m) Ceiling light point, double glaze window to the rear, three-piece suite incorporating a WC, wash hand basin, walk-in shower cubicle, tiled splashback to the walls, extractor fan.

Landing: Ceiling light point, loft access.

Bedroom 1: 11' 9" x 10' 11" (3.59m x 3.33m) Ceiling light point, radiator, double glazed window to the front.

Bedroom 2: 11' 9" x 10' 6" (3.59m x 3.21m) Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes.

Bedroom 3: 6' 9" x 6' 9" (2.06m x 2.05m) Ceiling light point, double glazed window to the front.

Bathroom: 7' 1" x 6' 8" (2.16m x 2.03m) Ceiling light point, double glazed window to the rear, radiator, three piece suite incorporating a WC, pedestal sink, walk-in shower, extractor fan, tiled walls.

Outside: The front of the property is garden fronted with a flat pathway leading to the front door. To the rear of the property is a good sized rear garden which has been flagged with double gates providing space for off road parking from the rear.

Viewings: All viewings will be by appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 24.3.1877

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual cost of £1511

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates 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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