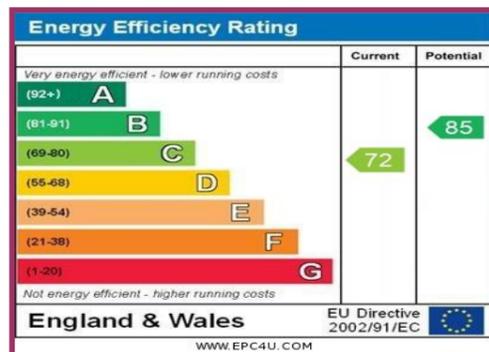


Disclaimer:

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

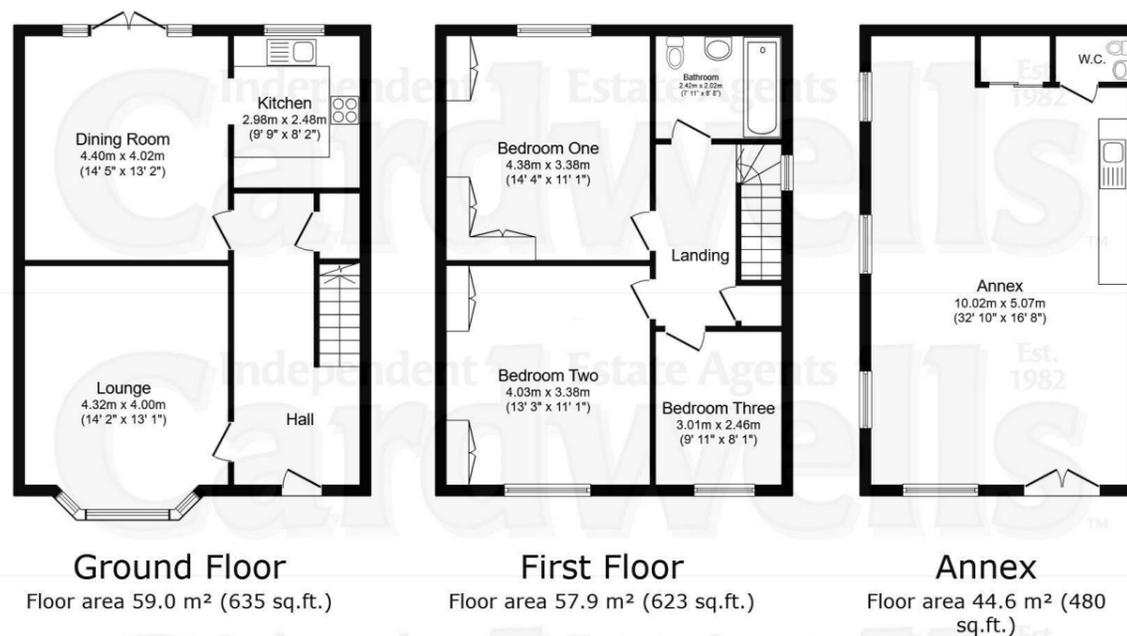


HIGHFIELD ROAD – FARNWORTH – OFFERS IN THE REGION OF £320,000

Cardwells Estate Agents Bolton are delighted to be instructed on this imposing 3 bedroom semi detached property overlooking Highfield Road in Farnworth. Boasting a main residence, separate annexe and subject to the appropriate planning permissions an opportunity to build another property at the rear via double electric gates off Central Avenue.

The main residence dates back to 1943 and we are advised that previous owners include the mayor of Bolton and the Scowcroft mining family. There really is much to be admired and a personal inspection is a must to appreciate all on offer. Briefly comprising: Steps leading up to: Composite entrance door, reception hallway, bay fronted lounge, dining room with double doors leading to the rear gardens, professionally fitted kitchen, landing, 3 good bedrooms with a professionally fitted master and a very well appointed three piece family bathroom. To the rear is a low maintenance front garden with driveway parking to the side and to the rear is a patio area complete with gazebo with the separate annexe and double electric gates giving access to Central Avenue.

Viewings are readily available, seven days a week via Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk



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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Reception hallway: 18' 5" x 5' 10" (5.61m x 1.78m)

Turning staircase to the upper landing, wall mounted radiator.

Lounge: 15' 10" x 11' 9" (4.82m x 3.58m)

Feature wall mounted electric fire, uPVC double glazed bay window, wall mounted radiator.



Dining room: 15' 2" x 13' 4" (4.62m x 4.06m)

Wall mounted radiator, uPVC double doors giving access to the rear garden.



Kitchen: 9' 9" x 8' 5" (2.97m x 2.56m)

Professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, high gloss base and wall units, stainless steel worktops, double oven, four ring hob with extractor above, space for white goods, uPVC double glazed window.



Landing: 10' 11" x 8' 0" (3.32m x 2.44m)

uPVC double glazed window, access to a boarded loft via a pull down ladder.

Tenure:

Cardwells Estate Agents Bolton research shows the property is of a leasehold tenure, 970 years from May 1943, cost circa £2.00 per annum.

Council tax:

Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band C with Bolton Council at an approximate cost of around £2008.00 per annum.

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

Bedroom 2: 13' 4" x 9' 5" (4.06m x 2.87m)

Built in wardrobes, uPVC double glazed window, wall mounted radiator.



Master bedroom: 14' 0" x 9' 1" (4.26m x 2.77m)

Professionally fitted furniture, uPVC double glazed window, wall mounted radiator.



Bedroom 3: 9' 11" x 8' 2" (3.02m x 2.49m)

uPVC double glazed window, wall mounted radiator.

Bathroom: 7' 0" x 8' 0" (2.13m x 2.44m)

Three-piece suite comprising WC, wash basin on a vanity unit, whirlpool bath with mixer shower and fitted glass screen, full wall tiling, frosted uPVC double glazed window, wall mounted heated towel rail.



External annexe: 34' 2" x 16' 11" (10.41m x 5.15m)

A fabulous conversion offering completely separate living accommodation with its own power supply, electric heating system, professionally fitted kitchen and WC.



To the rear is a low maintenance front garden with driveway parking to the side and to the rear is a patio area complete with gazebo with the separate annexe and double electric gates giving access to Central Avenue.

