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GORTON STREET, FARNWORTH, BOLTON, BL4 9RL



- Three bedroom semi detached
- Cul de sac location, little passing traffic
- Modern gas combi CH, UPVCDG
- Stylish fitted open plan kitchen / diner
- Sold with no upward chain delay
- Gated driveway off road parking
- Family friendly gardens with astroturf
- Potential to update



£175,000

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A three bedroom semi detached family home situated in a consistently popular residential location, in a cul de sac with little passing traffic and being ideally positioned for easy access to superb everyday amenities including: popular schools, shops, restaurants, transport links and sporting/leisure facilities. The property is offered for sale with no further upward chain delay, and it is therefore hoped a prompt completion can be arranged once the sale is agreed. It is fair to point out that this may be an ideal opportunity to update and improve a property to your own tastes and specifications. The accommodation on offer briefly comprises: entrance hallway, living room with marble fireplace, open plan kitchen/diner with high gloss black fitted kitchen, first floor landing, three bedrooms and a three-piece family bathroom suite. Externally, there is a pretty garden area to the front and a generous rear garden with excellent patio and Astra turf space offering superb opportunities for children to play and entertaining alike. There is a modern gas combination central heating boiler, UPVC double glazing, a security alarm system and importantly, the property is sold with no further upward chain delay. There really is a great deal to admire and a personal viewing is essential to appreciate everything on offer, but in the first instance there is a walk through viewing video available to watch. A viewing can be arranged by calling; Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway 5' 4" x 3' 9" (1.634m x 1.153m) UPVC double glazed window to the side, radiator.

Living Room 12' 5" x 12' 4" (3.790m x 3.762m) UPVCDG window to front, radiator, marble fireplace with gas fire, wood laminate flooring, radiator.

Kitchen/Diner 16' 10" x 9' 7" (5.142m x 2.918m) A professionally fitted gloss black kitchen with a range of matching: drawers, base and wall cabinets, oven/grill, Bosch induction hob with extractor over, stainless steel sink and drainer with mixer tap over, space for the washing machine, space for the fridge freezer, UPVC sliding patio doors which open out onto the rear garden, ceiling light and fan, UPVC window overlooking the rear garden, UPVC double glazed door that opens out onto the rear garden.

First Floor Landing 7' 2" x 6' 2" (2.178m x 1.877m) UPVC window to the side, loft access point.

Bedroom One 12' 5" x 10' 3" (3.783m x 3.120m) Measured at maximum points. UPVC window to the front, radiator, built-in wardrobe/storage space to the side of the chimney breast, wood laminate flooring.

Bedroom Two 10' 3" x 9' 6" (3.133m x 2.891m) Measured at maximum point. UPVC window to the rear enjoying the aspect over the back garden, fitted blinds, ceiling light and fan, wood laminate flooring.

Bedroom Three 8' 8" x 6' 2" (2.654m x 1.885m) UPVC window to the front, radiator, fitted office furniture and wardrobe, wood laminate flooring.

Bathroom 6' 2" x 5' 6" (1.887m x 1.670m) Three piece bathroom suite comprising: WC, pedestal wash hand basin and bath with electric shower and fitted glass shower screen, ceramic wall tiling, radiator, UPVC window.

Plot Size The overall approximate plot size is around 0.05 of an acre.

Externally The rear garden is predominantly level in nature with a flagged patio area to the rear of the property, two AstroTurf lawn sections, colourful well stocked flowerbeds and borders, a garden storage building, brick built barbecue area. The front garden is set behind a low-level picket fence with lawn area and colourful borders and flower bits.

Parking There is a gated driveway providing private car parking.

Chain Details The properties offered for sale with early vacant possession and no further upward chain delay.

Tenure Cardwells Estate Agents Bolton premarketing research shows that the property is freehold.

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 A, which is at an approximate annual price of around £1,511.

