

**ST JAMES STREET, FARNWORTH, BL4 9SL**



- Wonderful family home
- Three bedroom semi detached
- Two open plan reception rooms
- Stylish modern bath & sep shower
- Easy maintenance family friendly grdn
- Private driveway car parking
- Sold with no upward chain delay
- UPVCDG, Worcester gas combi boiler



**Offers Over £210,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
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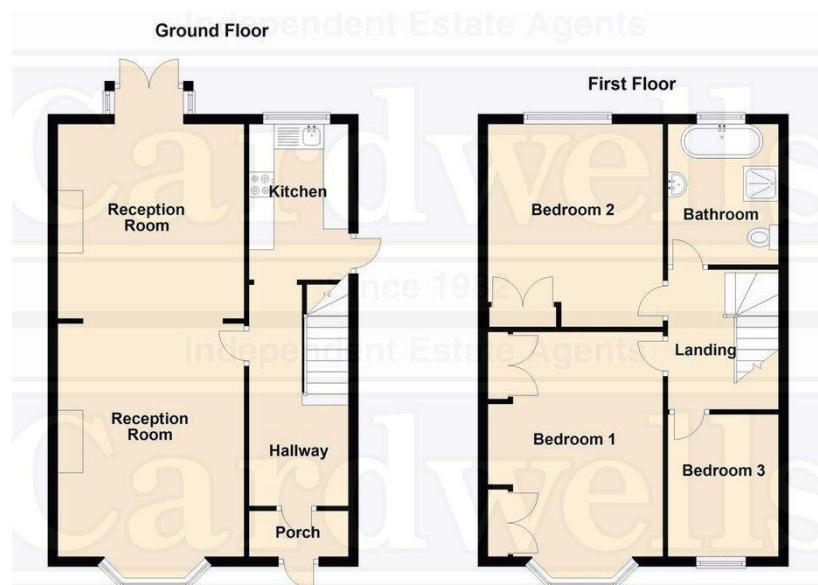
Incorporating: Wright Dickson & Catlow, WDC Estates



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		





Offered for sale with no further upward chain delay is this stylish three bedroom semi detached family home which during the summer of 2025 has undergone cosmetic improvements which include: new flooring, new carpets and fresh neutral decorations. Positioned in a consistently popular residential location, the family home is ideally placed for easy access to popular schools, shops, superb transport links via both motorway and railway networks, with an easy reach of some beautiful countryside with superb sporting and leisure facilities/clubs nearby. The well presented accommodation briefly comprises: entrance vestibule, reception hallway, and open plan lounge/diner with archway in between allowing the whole space to be flooded with natural light from the bay window to the front and the patio doors to the rear, fitted kitchen, first floor landing, three bedrooms and a superb family bathroom suite complete with stylish modern bath and separate shower cubicle. Externally the gardens are family friendly being relatively level and designed with easy maintenance in mind with an Astra turf lawn and block paved patio space, there is off-road driveway car parking. The family home benefits from a Worcester gas combination central heating boiler, UPVC double glazing and sold with no further upward chain delay, so it is hoped that a prompt completion can be arranged once a sale is agreed. There really is a great deal to admire 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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