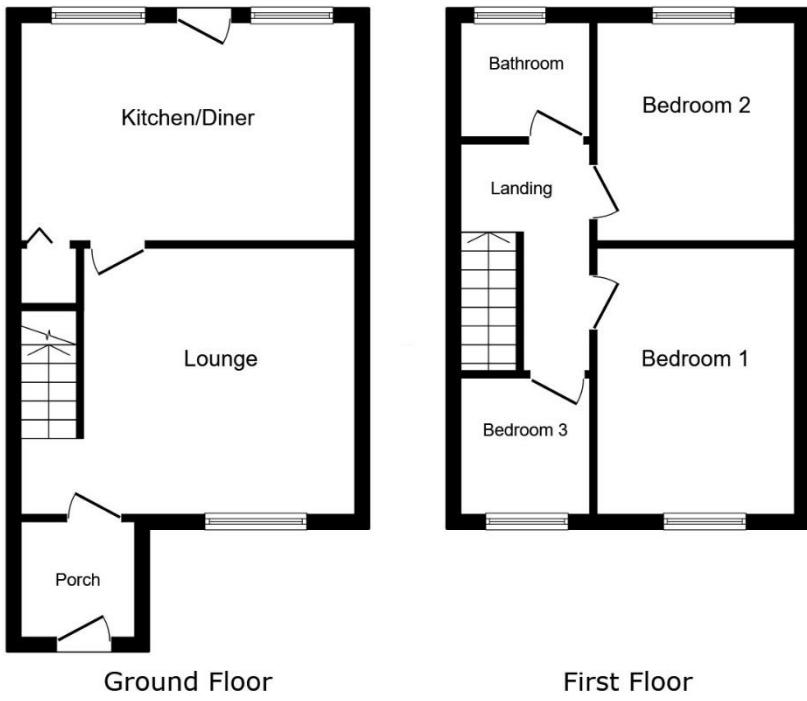


PHILIPS AVENUE, FARNWORTH, BL4 9BJ



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- No onward chain
- Garden fronted townhouse
- Three bedrooms
- Redecorated & carpeted throughout
- Lounge and kitchen/diner
- Good sized rear garden and patio area
- Close to many local amenities
- Superb commuter routes



£180,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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E: lettings@cardwells.co.uk



Offered for sale with NO ONWARD CHAIN is this wonderful garden fronted town house located within Farnworth, Bolton. The property has recently been re-carpeted and decorated throughout making it an ideal purchase for a first time buyer, young couple or someone who's looking to downsize. The location of this property is fantastic with access to many local schools, amenities, shops including a Tesco and Asda and also perfect for the commuter with the M60 being a short drive away. Internally the property is ready to move into and comprises a porch, lounge and kitchen/diner to the ground floor with three bedrooms and a three piece family bathroom to the first floor. Externally the front of a property has a low maintenance garden with a path leading to the front door. To the rear of the property there is a good sized flagged patio area with a lawned garden and gate to the rear. For further information and 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:

Porch: 5' 6" x 5' 5" (1.67m x 1.64m) Ceiling light point, radiator, door leading into the lounge.

Lounge: 15' 9" x 12' 6" (4.81m x 3.80m) Radiator, double glazed window to the front, ceiling light point.

Kitchen/diner: 15' 11" x 9' 9" (4.85m x 2.98m) Ceiling light points, door to the rear, double glazed windows overlooking the rear garden, radiator, range of fitted wall and base units with extractor fan, integrated electric hob, integrated electric oven, space for a washing machine and fridge/freezer, wall mounted Worcester combi boiler.

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

Landing: Ceiling light point, storage cupboard, loft access.

Bedroom 1: 12' 7" x 9' 4" (3.84m x 2.85m) Radiator, double glazed window to the front, ceiling light point.

Bedroom 2: 10' 4" x 9' 4" (3.15m x 2.84m) Radiator, double glazed window overlooking the garden to the rear, ceiling light point.

Bedroom 3: 6' 6" x 6' 1" (1.97m x 1.86m) Ceiling light point, radiator, double glazed window to the front.

Bathroom: 6' 1" x 5' 5" (1.86m x 1.65m) Ceiling light point, double glazed window to rear, radiator, three-piece suite incorporating a WC, wash hand basin, panel bath with mixer tap, tiled splashback to the walls.

Externally: The front of a property has a low maintenance garden with a path leading to the front door. To the rear of the property there is a good sized flagged patio area with a lawned garden and gate to the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately acres.

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold.999 years from 1 January 1966

Flood Risk: 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.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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

