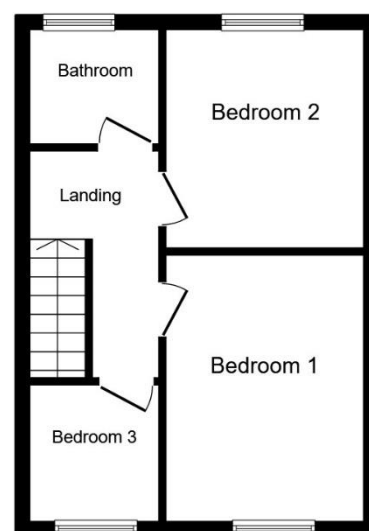
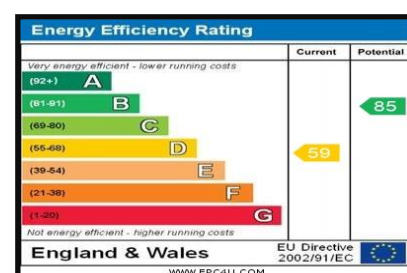


Ground Floor



First Floor

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



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**PHILIPS AVENUE, FARNWORTH, BL4 9BJ**



- 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**

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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



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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 an 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](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://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.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](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 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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