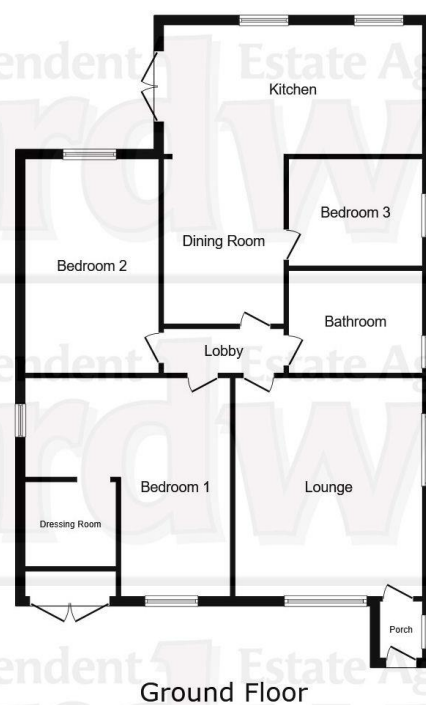
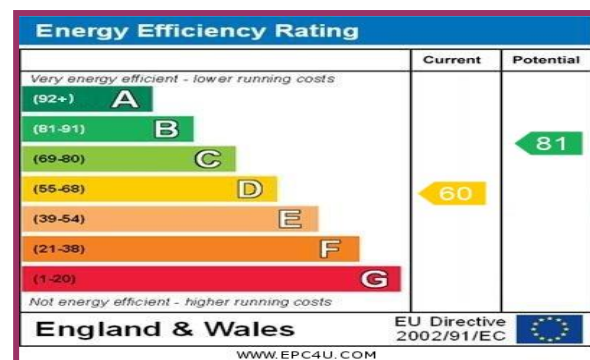


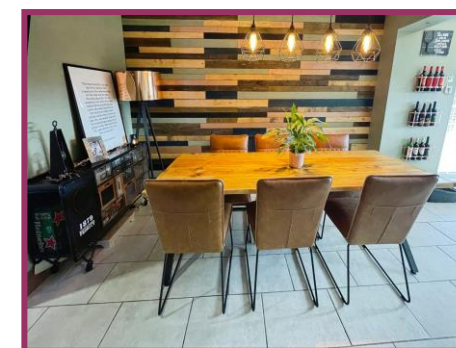


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COLCHESTER DRIVE – FARNWORTH – OFFERS IN THE REGION OF £350,000

This is a stunning, superbly presented detached true bungalow. The stylish accommodation currently comprises entrance porch, lounge, inner hall, three bedrooms, open plan dining/kitchen. This truly lovely family home has been remodelled, extended and decorated in recent years. A new roof was installed in August 2025 with new kitchen and bathroom installed in 2020. Located on a quiet and sought after cul-de-sac within close proximity to Bolton Hospital and having excellent transport links, this property is certain to attract a great deal of attention and early viewing is strongly advised which can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing bolton@cardwells.co.uk or online at cardwells.co.uk.



BOLTON

11 Institute St, Bolton, BL1 1PZ

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance porch: 4' 11" x 2' 11" (1.5m x 0.9m)
Composite door to the front elevation. Double glazed window to the side elevation. Tiled floor. Radiator.

Lounge: 16' 1" x 13' 9" (4.9m x 4.2m)
Double glazed window to the front and side elevations. Living flame gas fire recessed into chimney breast. Two radiators. Recessed spotlights. Door to the inner hall.



Inner hall: Loft access with pulldown ladder leading to board loft space.

Dining kitchen:

Dining area: 12' 2" x 8' 10" (3.7m x 2.7m)
Opens onto the kitchen. Underfloor heating. Tiled floor. Radiator.



Kitchen area: 18' 4" x 9' 6" (5.6m x 2.9m)
Two double glazed windows to the rear elevation. Double glazed French doors to the side. Range of base units with contrasting work surfaces and breakfast bar with matching wall mounted cabinets. Inset sink and drainer. Integrated dishwasher and washing machine. Plumbed for American style fridge freezer. Freestanding cooking range with extractor hood. Tiled floor. Recessed spotlights. Under cabinet lighting.



Viewings:

All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure:

Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax:

Cardwells estate agents research indicates the property is band D £2267 per annum.

Flood risk information:

Cardwells estate agent Bolton research indicates the property is in a very low flood risk area.

Conservation area:

Cardwells estate agent Bolton research indicates 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 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

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



Bedroom 1: 16' 1" x 15' 1" (4.9m x 4.6m)

Maximum measurements Potential to split into two rooms. Double glazed windows to the front and side elevations. Recessed spotlight.



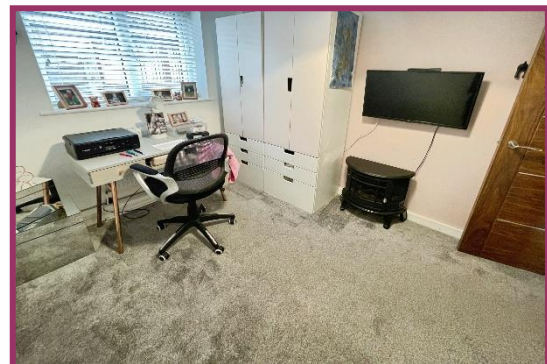
Bedroom 2: 15' 9" x 9' 10" (4.8m x 3.0m)

Double glazed window to the rear elevation. Fitted wardrobes. Laminate floor. Recessed spotlights. Radiator.



Bedroom 3: 10' 2" x 7' 10" (3.1m x 2.4m)

Double glazed window to the side elevation. Radiator.



Bathroom: 9' 10" x 7' 7" (3.0m x 2.3m)
Double glazed window to the side elevation.
Modern four-piece bathroom comprising
freestanding bath, walk in shower, floating vanity
sink unit and close coupled WC. Tiled floor. Tiled
elevations.



Outside:

The property sits on a good-sized plot having
driveway parking and neat gardens to the front with paths leading around both sides to
the rear garden. The rear enjoys a stone patio leading onto a garden area laid to lawn with
further decked patio enjoying pleasant distant views. There is an extra plot of land to the
rear which is currently unused.

