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WENTWORTH AVENUE, FARNWORTH, BL4 9PA



- Freehold
- Superb gardens front, rear and side
- Extended semi detached property
- Three bedrooms
- Cul-de-sac position
- Driveway and garage parking
- Shower room and wc
- Close to amenities and commuter routes



Offers in the Region Of £260,000

BOLTON

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 E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982

Located within a quiet cul-de-sac in Farnworth is this wonderful semi detached home which has been extended to the rear to create a simply superb living space which is bathed in natural light. This deceptively spacious home also has wonderful gardens front, rear and side giving potential to extend further. Internally the accommodation comprises an entrance hall, lounge, bedroom, bathroom, utility, kitchen, snug and dining room to the ground floor with two further bedrooms and a wc to the first floor. Externally, to the front of the property, there is a rockery area with flagged driveway parking leading to the garage at the rear and outside lighting. The rear and side gardens are a wonderful size, private with designated patio areas to capture the sun and a well manicured lawned garden with well established flower beds and borders surrounding. With the gardens being the size they are, they give the added potential to further extend subject to the necessary planning consents. 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:

Entrance Hall: Ceiling light point, laminate effect flooring, storage cupboard, radiator.

Living Room: 15' 7" x 11' 4" (4.76m x 3.46m) Coving to the ceiling, wall lamps, ceiling light point, radiator, double glazed window to the front, living flame gas fire and surround.

Inner hallway: Laminate flooring.

Bedroom 3: 8' 8" x 8' 8" (2.65m x 2.65m) Ceiling light point, double glazed window, radiator.

Bathroom: 7' 2" x 5' 7" (2.18m x 1.70m) Ceiling light point, extractor fan, three piece suite incorporating a wc, vanity unit with wash hand basin, walk in shower cubicle, wall mounted vertical ladder radiator, double glazed window.

Utility: 4' 11" x 4' 1" (1.50m x 1.25m) Double glazed window, ceiling light point, laminate effect flooring, space for a washing machine and dryer.

Kitchen Area: 18' 0" x 8' 7" (5.49m x 2.62m) Downlights, laminate effect flooring, dual aspect double glazed windows to the rear and side, door to the side, radiator, range of fitted wall and base units with extractor fan, integrated electric hob, double electric oven, dishwasher, stainless steel sink with mixer tap and drainer, tiled splashback to the back to the walls, open into the snug.

Snug: 12' 6" x 9' 5" (3.80m x 2.86m) Downlights, lantern style skylight, double glazed sliding patio doors to the garden, radiator, open into the dining area.

Dining Room: 13' 1" x 11' 4" (3.99m x 3.45m) Radiator, laminate effect flooring, ceiling light point, stairs leading to the first floor.

Landing: Ceiling light point, radiator, storage cupboards and access to the eaves.

Bedroom 1: 11' 7" x 10' 0" (3.52m x 3.05m) Radiator, fitted wardrobes, ceiling light point, double glazed window overlooking the garden.

Bedroom 2: 8' 10" x 7' 0" (2.68m x 2.14m) Ceiling light point, radiator, double glazed window overlooking the rear garden.

Separate wc: 5' 6" x 3' 11" (1.67m x 1.19m) Double glazed window to the side, WC, wash hand basin, ceiling light point.

Externally: To the front of the property there is a rockery area with flagged driveway parking leading to the garage at the rear and outside lighting. The rear and side gardens are a wonderful size and private with designated patio areas to capture the sun, well manicured lawned garden with well established flower beds and borders surrounding. With the gardens being the size they are, they give the added potential to further extend subject to the necessary planning consents.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.12 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1763

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk 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.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

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

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