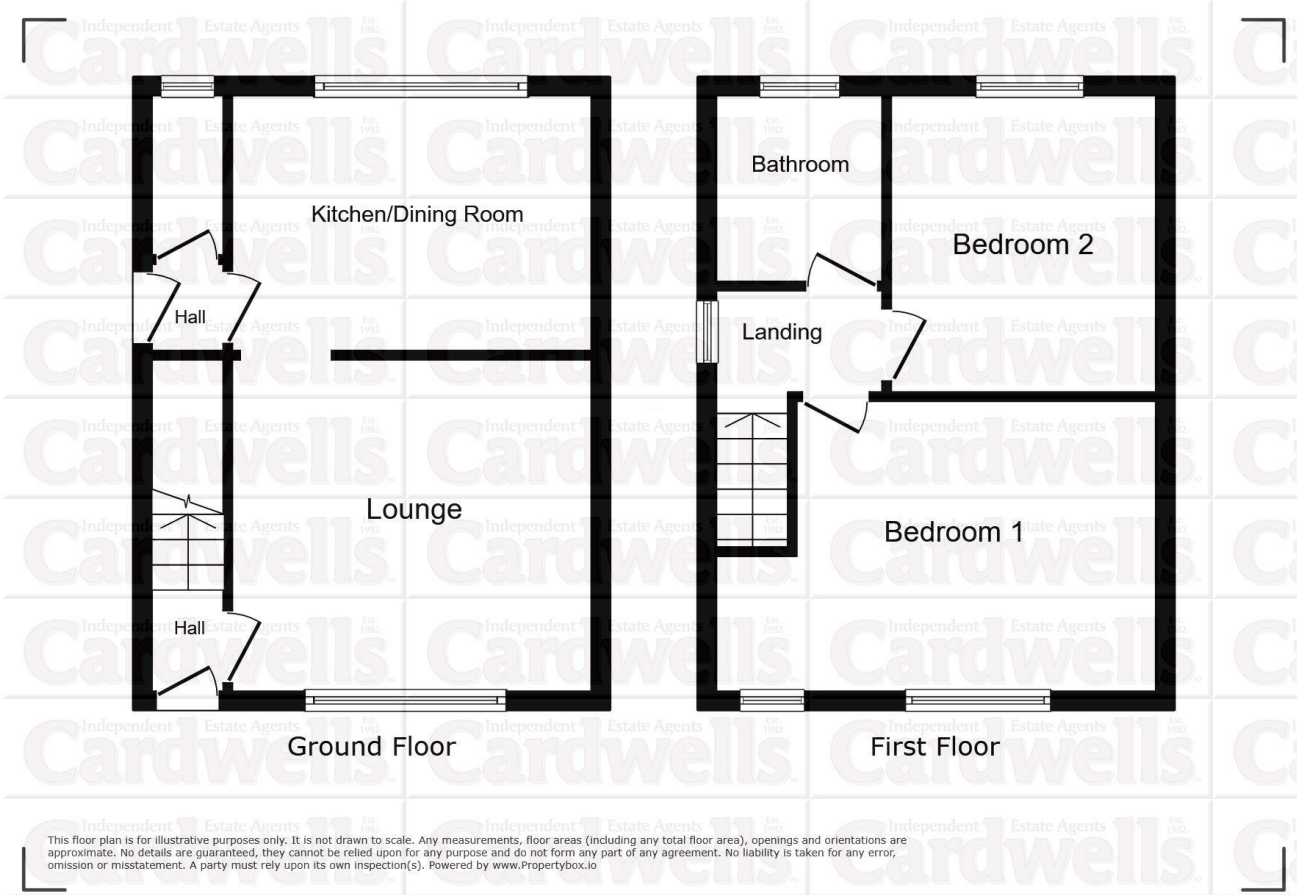




FIRWOOD AVENUE, FARNWORTH, BL4 9LZ



- Semi detached house
- Popular & convenient location
- Lounge, kitchen dining room
- 2 bedrooms
- Large garden
- Good local amenities
- Easy access to motorway
- Ideal 1st time purchase



£165,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

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.



Cardwells are pleased to offer for sale this semi detached house, situated in a very popular and convenient location. The property would make an ideal 1st time purchase or investment. The area is well served with, shops, schools and good transport links. The motorway network is within easy reach. Viewing is recommended through Cardwells estate agents, Bolton 01204 381281 bolton@cardwells.co.uk The accommodation briefly comprises, Entrance hall, lounge, kitchen dining room and a rear hallway. Upstairs there are two good sized bedrooms and a bathroom. Outside there is a driveway which provides ample off-street parking and a garden. To the rear there is a large garden which is mostly later along with paved patio areas. The property also benefits from double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Entrance hall: Radiator, enclosed staircase leading to the landing.

Lounge: 12' 7" x 12' 0" (3.83m x 3.65m) uPVC double glazed window, front aspect, radiator, coving to the ceiling.

Kitchen dining room: 12' 9" x 8' 0" (3.88m x 2.44m) uPVC double glazed window, rear aspect, fitted wall and base units with matching work surfaces and tiled splashbacks, space for a cooker, stainless steel sink unit with mixed tap, space for a fridge freezer, radiator

Rear hall: uPVC double glazed window side aspect.

Storage room: uPVC frosted double glazed window, rear aspect, space for a washing machine and space for a tumble dryer.

Landing: uPVC frosted double glazed window, side aspect, access to the loft space.

Bedroom 1: 15' 10" x 10' 6" (4.82m x 3.20m) 2uPVC double glazed windows front aspect, radiator.

Bedroom 2: 9' 7" x 9' 6" (2.92m x 2.89m) uPVC double glazed window rear aspect, radiator.

Bathroom: 6' 0" x 5' 6" (1.83m x 1.68m) uPVC frosted double glazed window rear aspect, white suite comprising, enclosed bath with a shower above, wash basin, close coupled WC, radiator, part tiling to the walls, extractor fan.

Outside: To the front there is a gravelled driveway providing ample off-street parking. A gate gives access along the side elevation. Side There is a paved patio and a built-in storage cupboard to the side elevation. To the rear there is a generous sized garden, which is mostly laid to lawn and is intersected by a paved pathway. The pathway lead to the bottom of the garden, where you will find an elevated paved patio.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 1 April 1937

Council tax: Cardwells estate agents Bolton research indicates the property is band A £1511

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents 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

