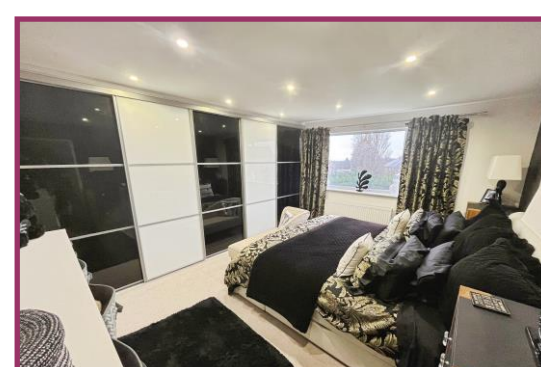




Independent Estate Agents Cardwells

www.cardwells.co.uk

HIGHFIELD ROAD, FARNWORTH, BL4 0PQ



- Spacious semi detached home
- Three good sized bedrooms
- Lounge, dining room and sitting room
- Four piece bathroom suite
- Cloakroom/wc
- Front and rear gardens
- Driveway parking
- Close to amenities and commuter routes



£275,000

BOLTON

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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.



Wonderful family home located within a popular area of Farnworth. The property is situated close to many local amenities and just a short drive to the M61 motorway network and a short walk to the Royal Bolton Hospital. This superb family home offers good sized accommodation throughout and comprises an entrance hallway, cloakroom/wc, lounge, sitting room which opens up into a fantastic kitchen with integrated appliances which in turn opens up into the dining room on the ground floor with three good sized bedrooms and a four piece bathroom suite incorporating a wc, bath, walk in shower cubicle and a vanity unit with inset sink to the first floor. Externally, to the front of the property, there's a well stocked garden with driveway parking leading to the garage/storage area. To the rear of the property there is a large Indian stone patio area with steps leading down to a beautifully presented lawned garden with borders. 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 Hallway: Downlights, radiator, laminate effect flooring, stairs leading to the first floor.

Cloakroom/wc: 5' 6" x 2' 6" (1.68m x 0.76m) Downlight, two piece suite incorporating a wc, vanity unit with inset sink, tiled splashback to the walls.

Lounge: 11' 11" x 11' 5" (3.64m x 3.47m) Downlights, coving to the ceiling, radiator, double glazed bay window to the front.

Sitting Area: 14' 11" x 12' 0" (4.54m x 3.66m) Downlights, laminate effect flooring, double glazed sliding patio doors leading to the garden,

Kitchen: 16' 4" x 8' 11" (4.98m x 2.72m) Double glazed windows to the rear, range of fitted wall and base units with breakfast bar incorporating a one and a half bowl stainless steel sink with mixer tap and drainer, integrated extractor fan, five ring gas hob, washing machine, dishwasher, two electric ovens, microwave and steam oven with space for a wine fridge and fridge/freezer, granite tiled floor with tiled splashback to the walls, downlights.

Dining Room: 11' 1" x 7' 6" (3.39m x 2.28m) Wall lamps, double glazed window to the side, radiator, laminate effect flooring, downlights.

Landing: Double glazed window to the side, loft access with pull down ladder, downlights.

Bedroom 1: 13' 1" x 12' 0" (3.98m x 3.66m) Bedroom 1: 3.98m x 3.66m Downlights, double glazed window overlooking the rear garden, radiator, fitted wardrobes.

Bedroom 2: 12' 0" x 11' 3" (3.66m x 3.44m) Downlights, double glazed window to the front, radiator.

Bedroom 3: 8' 4" x 7' 6" (2.54m x 2.28m) Radiator, double glazed window to the front, downlights.

Bathroom: 8' 9" x 7' 3" (2.67m x 2.21m) Downlights, double glazed windows to the rear, four piece suite incorporating a wc, vanity unit with inset sink, panelled bath with mixer tap, walk in shower cubicle, laminate effect flooring, travertine tiles to the walls, wall mounted vertical ladder radiator.

Externally: To the front of the property there is a well stocked garden with driveway parking leading to the garage/storage area. To the rear of the property a good sized Indian stone patio area with steps leading down to a beautifully presented lawned garden with borders. There are two paved patio areas, one at the top and one on the lower level.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 900 years from 22 June 1966.

Council Tax: Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2015.

Flood Risk: 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.

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

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

