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**LONGCAUSEWAY, FARNWORTH, BL4 9BW**



- 3 bedroom mid terraced
- Deceptively spacious accommodation
- Extended over 2 floors
- 2 reception rooms
- Kitchen breakfast room
- Ideal family home
- Close to motorway & train station
- Good local amenities



**£169,950**

**BOLTON**  
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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells are pleased to offer for sale, this traditional mid terraced house, situated in a very popular and convenient location. The property has been extended, providing a kitchen breakfast room and a bedroom. The property is deceptively spacious with two reception rooms and three bedrooms, making this an ideal family home. The property is within close proximity to the motorway and train station, giving easy access for travelling throughout the northwest. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) Accommodation briefly comprises. Vestibule, entrance hall, lounge, separate dining room and a kitchen breakfast room. Upstairs there are three bedrooms and a bathroom. Outside there is a garden to the front and a yard to the rear. The property also benefits from uPVC double glazing and triple glazing, warmed by gas central heating.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule:** uPVC double glazed front door to the vestibule.

**Reception hallway:** Radiator, enclosed staircase to the landing.

**Lounge:** 16' 4" x 12' 2" (4.97m x 3.71m) uPVC double glazed window to the rear aspect, radiator, coving and rose to the ceiling, dado rail.

**Dining room:** 14' 1" x 11' 3" (4.29m x 3.43m) uPVC triple glazed window front aspect, two radiators, dado rail, coving and rose to ceiling.

**Kitchen:** 15' 5" x 8' 6" (4.70m x 2.59m) uPVC double glazed window rear aspect, range of modern fitted wall and base units with complementary work surfaces, breakfast bar, space for a range cooker, extractor hood above, space for a fridge and freezer, space for a washing machine and a tumble dryer, uPVC door rear aspect, radiator, built-in under stairs storage cupboard with power and light, inset spotlights to the ceiling.

**Landing:** Access to the loft, there is a larger opening than usual and has a fitted ladder. The loft is also partly boarded. Doors lead to:

**Bedroom 1:** 14' 1" x 15' 6" (4.29m x 4.72m) Double bedroom with uPVC triple glazed window to the front aspect, radiator, fitted wardrobes and drawers, coving and a ceiling rose.

**Bedroom 2:** 16' 6" x 9' 8" (5.03m x 2.94m) Double bedroom with uPVC double glazed window to the rear aspect, radiator below, coving and rose to the ceiling.

**Bedroom 3:** 8' 5" x 8' 3" (2.56m x 2.51m) uPVC double glazed window, rear aspect, radiator below.

**Bathroom:** 6' 6" x 5' 3" (1.98m x 1.60m) uPVC frosted double glazed window side aspect, contemporary white suite comprising, enclosed bath with mixer tap and a shower above, wash basin with mixer tap inset to a vanity unit, close coupled WC, radiator, tiling to the walls, inset spotlights to the ceiling.

**Outside:** To the front there is a block paved garden. To the rear there is an enclosed yard which is mostly paved with a wooden decked patio. A gate gives access to the rear lane.

**Viewings:** For all viewings please contact Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Freehold.

**Council tax:** Cardwells estate agents Bolton research the property is band A annual cost of £1511

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