

BRIAN ROAD, FARNWORTH, BL4 0JD



- Fabulous investment opportunity!
- NO UPWARD CHAIN! Cash buyers only
- Close to Royal Bolton Hospital and schools
- Reception hallway/open plan lounge diner
- Landing/3 good beds/family bathroom
- Driveway/front lawn/large rear garden
- Warmed by gas ch/majority double glazed
- Consistently popular residential area



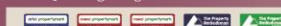
Auction Guide Price £130,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton in conjunction with our auction partners Pugh and Co, offer to the market this fabulous investment opportunity on Brian Road in Farnworth. Situated in a consistently popular residential area with Royal Bolton Hospital in close proximity, excellent transport links and popular schools in the catchment area. Briefly comprising: Reception hallway, open plan through lounge dining area with double doors giving access to the rear garden, landing, three good bedrooms and a family bathroom suite. To the outside there is driveway parking with a front lawn and there is a large enclosed garden to the rear. Viewings can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204381281 or via email at bolton@cardwells.co.uk. Please watch the online walkthrough video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway: UPVC entrance door into the hallway with a built in storage cupboard, wall mounted radiator, turning staircase to the landing.

Lounge: 16' 3" x 10' 3" (4.95m x 3.12m) Wall mounted radiator, upvc double glazed window.

Dining Room: 8' 8" x 10' 3" (2.64m x 3.12m) Double uPVC double doors giving access to the garden, wall mounted radiator.

Kitchen: 13' 10" x 7' 11" (4.21m x 2.41m) Wall mounted radiator, upvc double glazed window, timber door giving access to the rear.

Landing: 4' 11" x 7' 11" (1.50m x 2.41m)

Bedroom One: 9' 2" x 10' 4" (2.79m x 3.15m) Built in wardrobes, wall mounted radiator, upvc double glazed window.

Bedroom Two: 8' 11" x 10' 4" (2.72m x 3.15m) upvc double glazed window, wall mounted radiator.

Bedroom Three: 6' 1" x 7' 3" (1.85m x 2.21m) Wall mounted radiator, upvc double glazed window.

Bathroom: 7' 8" x 7' 3" (2.34m x 2.21m) Three piece suite comprising WC, pedestal wash hand basin, bath with mixer shower, wall mounted heated towel rail, frosted UPVC double glazed window.

Tenure: Cardwells Estate Agents Bolton research shows the property is of a Leasehold tenure.

Council Tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band B with Bolton Council at an approximate cost of around £1,757.00 per annum.

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

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