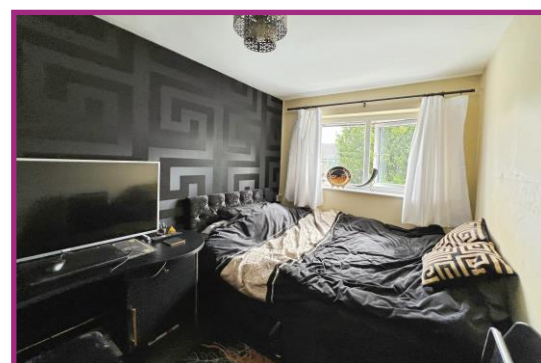




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HARROWBY FOLD, FARNWORTH, BL4 7DZ



- Very well presented 2 bed semi detached
- Tucked away on a quiet cul de sac
- Porch/lounge/dining kitchen/conservatory
- Landing/2 double bedrooms/loft storage
- Contemporary 3 piece family bathroom
- Double driveway parking/electric heating
- Garden/patio area to the rear
- Close to fabulous amenities/schools



Offers in the Region Of £180,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

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E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Estate Agents Bolton are delighted to offer to the market this lovely two bedroom semi detached property tucked away on a quiet cul de sac on Harrowby Fold in Farnworth. The property is located in a highly practical residential area with excellent access to public transport links, highly regarded local skills and a wide array of amenities. Close to Moses Gate and Farnworth railway stations, bus routes to Farnworth with easy access via Harrowby Street, nearby primary schools including Queensbridge, The Ferns and Saint James C of E. Secondary schools include Harper Green and Saint James C of E. Local amenities include Asda and Aldi, High Street banking with Royal Bolton Hospital a short drive away. Briefly comprising: Porch, lounge, dining kitchen, conservatory/home office, landing, two double bedrooms, a partially boarded loft with power, lighting and additional storage shelving and a contemporary three piece family bathroom. To the outside is double driveway parking to the front and to the rear is additional bin storage, a patio area and a lawn bordered by mature shrubs and perennials. Warmed by electric heating and uPVC double glazed throughout, viewings come with our highest recommendations to appreciate all on offer and this can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281, via email at bolton@cardwells.co.uk or by visiting www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC entrance door into.

Porch: 4' 4" x 3' 5" (1.32m x 1.04m) Wall mounted electric heater.

Lounge: 14' 0" x 12' 4" (4.26m x 3.76m) Feature fireplace and surround with inset living flame gas fire, uPVC double glazed window, wall mounted electric heater.

Dining kitchen: 10' 4" x 12' 4" (3.15m x 3.76m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, high gloss base and wall units, integrated dishwasher, worktops, space for white goods, complementary tiled splash backs, freestanding cooker with extractor above, wall mounted electric heater, uPVC double glazed window, uPVC door giving access to the side, uPVC door giving access to.

Conservatory: 10' 5" x 10' 4" (3.17m x 3.15m) Brick and uPVC build, patio door giving access to the rear garden.

Landing: 6' 5" x 5' 1" (1.95m x 1.55m) Frosted uPVC double glazed window, wall mounted electric heater, access to a part boarded loft which has power, lighting and additional storage shelving.

Bedroom 1: 10' 4" x 12' 4" (3.15m x 3.76m) Two uPVC double glazed windows, wall mounted electric heater.

Bedroom 2: 10' 8" x 6' 11" (3.25m x 2.11m) uPVC double glazed window, wall mounted electric heater, built in wardrobe.

Bathroom: 7' 7" x 5' 3" (2.31m x 1.60m) Contemporary three piece suite comprising WC, wash basin on a vanity unit, walk in shower cubicle, full wall tiling, frosted uPVC double glazed window.

Outside: To the outside is double driveway parking and an enclosed rear garden with additional bin storage and a patio area which is bordered by mature shrubs and perennials.

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a leasehold tenure, 990 years from 25th December 1876, annual cost is £30.00 which is two payments of £15.00 every six months.

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,600.00 per annum payable to Bolton council.

Plot size: Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 58m2.

Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton pre market research indicates that 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

