



**PEAR TREE DRIVE, FARNWORTH, BL4 9RR**



- Superb family home
- No upward chain involved
- Popular & convenient location
- Lovely views, lounge, dining room
- Master bedroom with en-suite
- Close to St.James High School
- Good local amenities & transport links
- Driveway, garage & gardens



**£250,000**

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For sale with 'no upward chain involved', this modern three bedroom detached property has lovely open views. Pear tree Drive is a very popular development with excellent amenities, including St. James High School, motorway network and train stations, all within easy reach. The accommodation briefly comprises entrance hall, guest WC, lounge, dining room and a kitchen. Upstairs there are three bedrooms and a family bathroom. The master bedroom has an en-suite shower room. The property also benefits from UPVC double glazing and gas central heating. This well presented family home has the advantage of no upward chain involved and is ready to move into. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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

**Entrance Hall:** UPVC double glazed front door leading to the entrance hall with a radiator, staircase to the landing.

**Guest wc:** Frosted UPVC double glazed window to the front aspect, close coupled WC, wash hand basin, radiator, tiled splashbacks.

**Lounge:** 15' 5" x 12' 9" (4.70m x 3.88m) UPVC double glazed Oriole style window to the front aspect, two radiators, built in under stairs storage cupboard, coving to the ceiling.

**Dining Room:** 10' 0" x 7' 10" (3.05m x 2.39m) UPVC double glazed patio doors to the rear garden aspect, tiled floor, radiator, coving to the ceiling.

**Kitchen:** 10' 0" x 7' 5" (3.05m x 2.26m) Archway open to kitchen with UPVC double glazed window to the rear aspect, fitted wall and base units with complementary work surfaces and tiled splashbacks stainless steel sink unit, with mixer tap, built-in oven, gas burner hob with a stainless steel extractor canopy above, space for a washing machine, space for a dishwasher, integrated fridge freezer, tiled floor, inset spotlights to the ceiling.

**Landing:** UPVC frosted double glazed window to the side aspect, built in airing cupboard, access to the loft, doors lead to:

**Master Bedroom:** 12' 0" x 8' 5" (3.65m x 2.56m) UPVC double glazed window to the front aspect, radiator blow, fitted wardrobes with overhead storage cupboards.

**En-suite:** UPVC frosted double glazed window to the side aspect, shower cubicle, close coupled WC, wash basin with mixer tap, tiled splashbacks radiator, inset spotlights, extractor fan.

**Bedroom Two:** 10' 2" x 9' 0" (3.10m x 2.74m) UPVC double glazed window to the rear aspect, fitted wardrobes, radiator.

**Bedroom Three:** 11' 0" x 6' 10" (3.35m x 2.08m) UPVC double glazed window to the front aspect, radiator below.

**Bathroom:** 6' 1" x 6' 6" (1.85m x 1.98m) UPVC frosted double glazed window to the rear aspect, white suite comprising, enclosed bath with mixer tap and a shower above, wash basin with mixer tap, close coupled WC, tiled floor, part tiling to the walls, radiator, inset spotlights, extractor fan.

**Outside:** There is a laid to lawn to the front garden and a pathway. A tarmac driveway gives access along the side elevation, for off street parking for several vehicles. The driveway leads to a single detached garage with an up and over door. A delightful rear garden, which is mostly laid to lawn, with a feature ornamental fish pond and waterfall.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Freehold.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band C annual charges of £2,014.69

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

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**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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