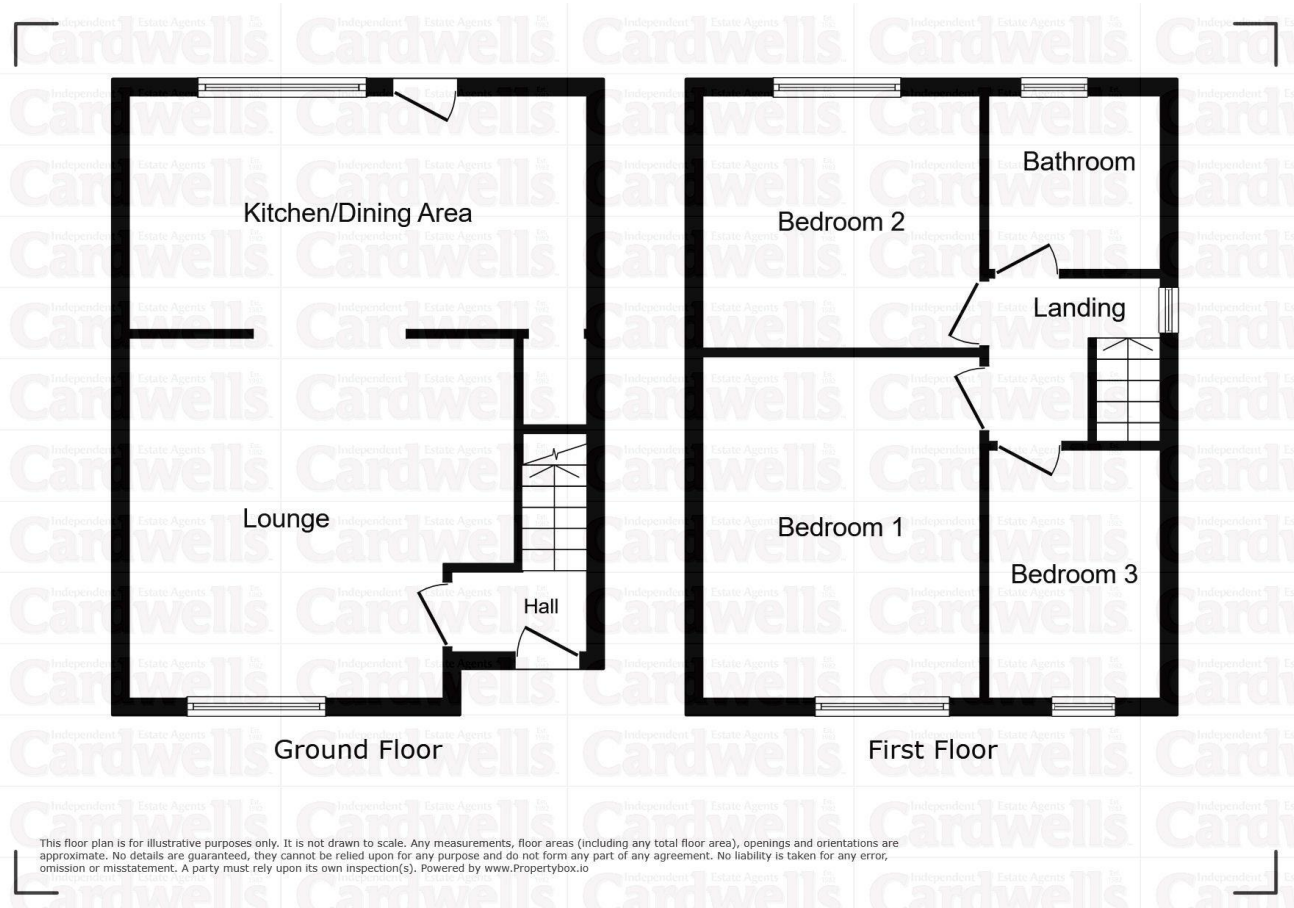




LUCAS ROAD, FARNWORTH, BL4 9RP



- For sale by auction
- Three-bedroom semi-detached property
- Open aspect opposite a playing field
- Requires updating and modernisation
- Driveway providing off-road parking
- Single detached garage
- Offered with no onward chain
- Suitable for refurbishment or investment



Auction Guide Price £150,000

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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.



FOR SALE BY AUCTION – THREE-BEDROOM SEMI-DETACHED PROPERTY An excellent opportunity to acquire a three-bedroom semi-detached property on Lucas Road, Farnworth, Bolton. Situated opposite a playing field, the property enjoys an open aspect to the front. The accommodation requires updating and modernisation throughout, offering excellent potential for refurbishment and improvement. The property also benefits from a driveway providing off-road parking and a single detached garage. Offered for sale with no onward chain, it is ideally suited to investors, builders or buyers seeking a renovation project. The property is conveniently located for Farnworth town centre, which offers a range of shops, supermarkets, cafés, takeaways and everyday services. Several schools are also nearby, including St James's Church of England High School on Lucas Road, together with a selection of primary schools in the surrounding area. Local bus services are available nearby, with stops on Lucas Road and Highfield Road. Farnworth and Moses Gate railway stations provide additional transport links, while the M61 motorway is readily accessible, offering connections to Bolton, Manchester and the wider motorway network. Farnworth Leisure Centre, local parks and playing fields are also within easy reach. Bolton town centre provides a wider range of shopping, dining and leisure facilities. 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. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: Wooden front door leading to the hallway with a radiator, staircase to the landing.

Lounge: 14' 6" x 15' 0" (4.42m x 4.57m) UPVC double glazed window to the front aspect, radiator, brick fireplace incorporating a gas fire.

Kitchen dining room: 9' 5" x 18' 5" (2.87m x 5.61m) UPVC double glazed window and a wooden door to the rear garden aspect, radiator, built in under stairs storage cupboard, fitted wall and base units, stainless steel sink unit with mixer tap, space for a cooker, space and plumbing for a washing machine, space for a fridge.

Landing: Window side aspect, access to the loft.

Bedroom One: 13' 10" x 11' 1" (4.21m x 3.38m) UPVC double glazed window to the front aspect, radiator.

Bedroom Two: 10' 2" x 11' 2" (3.10m x 3.40m) UPVC double glazed window to the rear aspect, radiator.

Bedroom Three: 7' 0" x 10' 0" (2.13m x 3.05m) UPVC double glazed window to the front aspect, radiator.

Bathroom: 7' 0" x 7' 0" (2.13m x 2.13m) Enclosed bath with a shower above, close coupled WC, wash basin, radiator, fitted storage cupboard, part tiling to the walls, extractor fan.

Externally: There is a block paved driveway to the front leading to a brick built detached garage with an up and over door. A metal gate leads to a pathway and the garden. The pathway continues along the side elevation. There is an enclosed rear garden and a storage building to the bottom of the garden.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

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. A walk through viewing video is available to watch in the first instance.

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

