



Independent Estate Agents Cardwells

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BRIAN ROAD, FARNWORTH, BL4 0JD

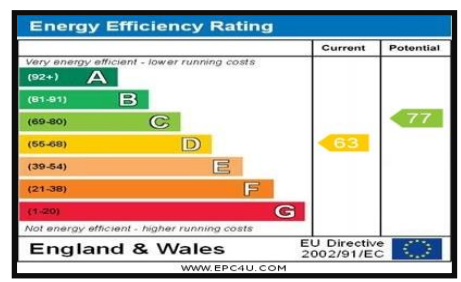


- No chain, 3 bed, fantastic opportunity
- Recently updated throughout
- New roof, modern family bathroom
- Contemporary open-plan kitchen dining room
- Driveway providing off-road parking
- UPVC double glazing to majority
- Close to schools, amenities and transport links
- New central heating boiler



Offers in Excess of £250,000

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No Chain Involved A superb opportunity to purchase this recently updated three bedroom semi-detached home, situated in a popular residential area of Farnworth and offered for sale with no onward chain. Beautifully presented throughout, the property is ideal for first-time buyers, growing families and investors seeking a home ready to move straight into. The accommodation briefly comprises an entrance hallway, a bright and spacious lounge, stunning open-plan kitchen dining room fitted with a contemporary kitchen, creating the perfect space for modern family living and entertaining. To the first floor are three well-proportioned bedrooms and a stylish contemporary family bathroom finished to a high standard. Further benefits include a new roof, re-wire, new central heating boiler and new UPVC double glazing to the majority, providing peace of mind for prospective purchasers. Externally, the property enjoys a driveway providing off-road parking, a front garden and a generous enclosed rear garden offering excellent space. Conveniently located close to local amenities, reputable schools, Royal Bolton Hospital and excellent transport links, including easy access to the motorway network, this fantastic home combines modern living with a highly convenient location. 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 Hallway: Composite double glazed front door with a matching window aside leading to the hallway with a radiator, staircase to the landing, spotlights to the ceiling.

Lounge: 16' 3" x 10' 3" (4.95m x 3.12m) UPVC double glazed window to the front aspect, radiator below, spotlights to the ceiling, twin opening doors lead to:

Open plan Kitchen and dining area: 8' 8" x 10' 3" (2.64m x 3.12m) The dining area has UPVC double glazed French doors to the rear garden aspect, radiator, spotlights to the ceiling.

Kitchen: 13' 10" x 7' 11" (4.21m x 2.41m) UPVC double glazed window to the rear garden aspect, contemporary newly fitted Howdens wall and base units with work surfaces and splashbacks, breakfast bar, built in oven and grill, four ring gas burner hob, extractor hood above, space for a fridge freezer space for a washing machine, recess display lighting beneath the wall units, single drainer sink unit with mixer tap. spotlights to the ceiling, pelmet lighting, built in under stairs storage cupboard.

Landing: 4' 11" x 7' 11" (1.50m x 2.41m) UPVC frosted double glazed window to the side aspect, spotlights to the ceiling, doors lead to:

Bedroom One: 9' 2" x 10' 4" (2.79m x 3.15m) UPVC double glazed window to the rear garden aspect, radiator below, access to the loft space.

Bedroom Two: 8' 11" x 10' 4" (2.72m x 3.15m) UPVC double glazed window to the front aspect, radiator below.

Bedroom Three: 6' 1" x 7' 3" (1.85m x 2.21m) UPVC double glazed window to the front aspect, radiator below.

Bathroom: 7' 8" x 7' 3" (2.34m x 2.21m) UPVC frosted double glazed window to the side aspect, newly fitted modern white suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash hand basin with mixer tap inset to a vanity unit, heated towel rail, inset spotlights, extractor fan, part tiling to the walls.

Outside: There is a concrete drive providing ample off-street parking with a laid to lawn garden aside with privet hedges. The gate gives access along the side elevation leading to the rear garden. There is an enclosed rear garden with a hard standing 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.

Tenure: Cardwells Estate Agents Bolton research shows the property is of a Leasehold tenure 897 years left from July 1934 to 1/5/2923

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 £1,886 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.

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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