

KILSBY CLOSE, FARNWORTH, BL4 7TJ



- 2 bed mid terraced
- Tenant in situ
- Ideal investment opportunity
- Cul de sac location
- Good local amenities
- Excellent transport links
- Close to Moses Gate train station
- Viewing by appointment



£125,000

BOLTON
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 E: bolton@cardwells.co.uk

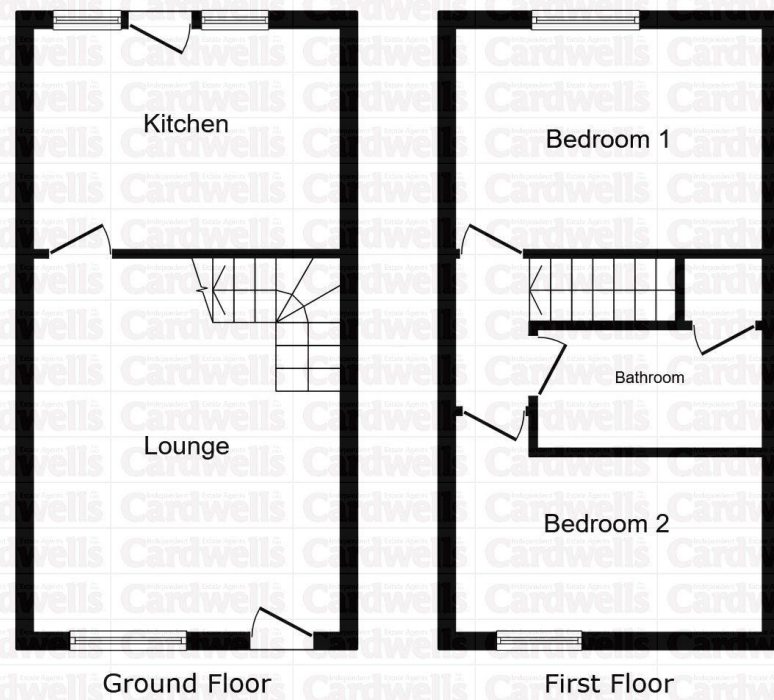
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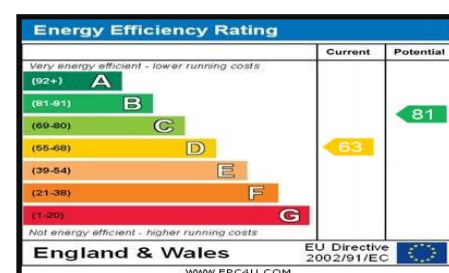
Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale with a tenant in situ, this two bedroom mid terraced house, tucked away in a cul-de-sac, within a very popular location. The area is well served with good local shops, schools, Moses Gate train station and places of worship. St.Peters Way (A666) is also close by. The property would make an ideal investment for landlords with existing tenants in situ. The accommodation briefly comprises lounge and a kitchen. Upstairs there are two bedrooms and a bathroom. Outside there is an open plan garden to the front and an enclosed garden to the rear. Opposite, there is ample communal parking for residents. The property also benefits from UPVC double glazing and gas central heating. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge: 16' 0" x 12' 2" (4.87m x 3.71m) UPVC double glazed front door to the lounge with UPVC double glazed window to the front aspect, open plan staircase to the landing.

Kitchen: 8' 10" x 12' 7" (2.69m x 3.83m) 2 UPVC double glazed windows and a door to the rear aspect, fitted wall and base units and surfaces, tiled splashbacks, stainless steel sink unit with mixer tap, space for a cooker space for a fridge freezer space for a washing machine, tiled floor, radiator.

Landing: Access to the loft, doors lead to:

Bedroom One: 9' 0" x 12' 6" (2.74m x 3.81m) UPVC double glazed window to the rear aspect, radiator below.

Bedroom Two: 8' 10" x 12' 2" (2.69m x 3.71m) UPVC double glazed window to the front aspect, radiator below.

Bathroom: 4' 10" x 9' 2" (1.47m x 2.79m) White suite comprising, enclosed bath with a shower above, close coupled WC, wash hand basin, radiator, part tiling to the walls, built in storage cupboard, extractor fan.

Outside: There is an open plan laid to lawn garden with a paved pathway. There is an enclosed rear garden with a paved patio.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 900 years from 15 March 1982

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

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.

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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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