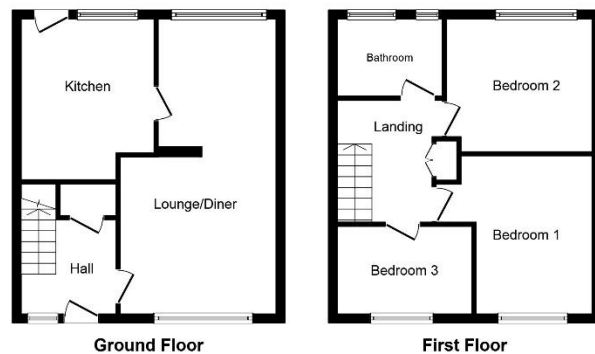
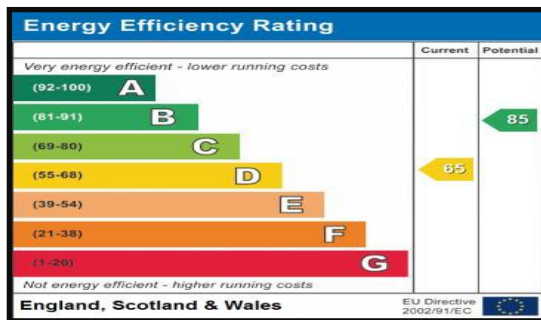




Total floor area 80.0 sq. m. (861 sq. ft.) approx.
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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HARPER STREET, FARNWORTH, BL4 7HZ



- No Upward Chain
- Three bedroom end-terrace property
- Spacious lounge and dining area
- Modern fitted kitchen
- Contemporary family bathroom
- Generous corner plot
- Gardens to front, side and rear
- Gas central heating and double glazing



£160,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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No Upward Chain Three Bedroom End Terrace Corner Plot | Modern Kitchen & Bathroom | Ideal First Time Purchase Offered for sale with the added benefit of no upward chain, this well-presented three-bedroom end-terrace property occupies a generous corner plot and offers spacious accommodation ideally suited to first-time buyers, growing families and buy-to-let investors alike. The accommodation briefly comprises, an entrance vestibule, a spacious lounge opening through to a dining area, creating a fantastic open-plan living and entertaining space. The modern fitted kitchen is well-appointed with a range of contemporary units and ample worktop space. To the first floor are three well-proportioned bedrooms and a stylish family bathroom fitted with a modern three-piece suite. Externally, the property enjoys gardens to the front, side and rear, providing excellent outdoor space for families, entertaining and gardening enthusiasts. The corner position offers a pleasant outlook and additional privacy. Conveniently located close to local shops, schools and everyday amenities, the property also benefits from excellent transport links, including nearby railway stations and easy access to the M61 motorway network. To arrange a viewing please contact Cardwell's estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk Viewing Highly Recommended A fantastic opportunity to acquire a spacious home in a convenient Farnworth location, offered to the market with no onward chain. Early viewing is strongly advised.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hallway: 7' 3" x 7' 0" (2.220m x 2.127m) uPVC entrance door and window, stairs off to the first floor, door off to storage area containing the circuit board and electric meter.

Lounge Diner: 22' 4" x 12' 1" measured at max points (6.819m x 3.680m) uPVC windows to the front and the rear, two radiators, superb lounge and dining space.

Kitchen: Fitted kitchen with an excellent range of matching: base and wall cabinets, matching drawers, oven/grill, gas hob with extractor over, the boiler is wall mounted and concealed by matching cabinets, stainless steel single bowl sink and drainer with mixer tap over, uPVC window, uPVC door off to the rear garden.

Landing: 9' 2" x 8' 3" (2.797m x 2.515m) Airing cupboard, loft access point.

Bedroom 1: 12' 10" x 11' 10" measured at max points (3.918m x 3.607m) uPVC window to the front which enjoys the aspect towards the Bowling Green and park to the side, fitted bedroom furniture to one wall giving an excellent range of hanging and storage space, radiator.

Bedroom 2: 11' 0" x 10' 1" measured at max points (3.365m x 3.068m) uPVC window overlooking the rear garden, radiator.

Bedroom 3: 10' 3" x 6' 8" (3.116m x 2.024m) uPVC window to the front which enjoys the aspect to the side of the Bowling Green And park, radiator

Bathroom: 8' 2" x 5' 10" (2.494m x 1.789m) A modern white three-piece bathroom suite comprising: electric shower over and fitted glass shower screen, pedestal wash hand basin, dual flush WC radiator. Ceramic floor and wall tiling, 2 uPVC windows to the rear.

Gardens: The Front garden is behind a low level wall with decorative railings above. The rear garden has lawned & patio areas,

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 22nd October 1961

Council tax: Cardwells estate agents Bolton research indicates the property is band A £1600 per annum

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area

Thinking of selling or letting in Bolton: 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

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