



ALBERT STREET, KEARSLEY, BL4 8BJ



- Mid terraced property
- Two double bedrooms
- Loft room
- Lounge and kitchen/diner
- Close to Farnworth town centre
- Good sized low maintenance rear garden
- Quiet location
- Great location for the commuter



£140,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

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.



Located within a popular area of Kearsley is this well presented pavement fronted mid terraced property. This location of this property is superb for access to many local amenities within Farnworth being a short walk from the town centre and all the shops and restaurants within the area. The property is also perfectly placed for the commuter with St Peters Way, taking to towards Manchester and Bury, just a short drive away along with Farnworth train station. Internally the property comprises a lounge and kitchen/diner to the ground floor with two double bedrooms and a three piece family bathroom to the first floor, with the additional benefit of a loft room, currently used as a bedroom, accessed via a fixed staircase from the first floor landing. Externally to the front the property is pavement fronted with a good sized enclosed low maintenance garden to the rear. 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: 14' 6" x 14' 1" (4.41m x 4.29m) Ceiling light point, double glazed window to the front, radiator, wooden flooring, electric fire with cast iron surround.

Kitchen: 14' 5" x 12' 6" (4.40m x 3.82m) Ceiling light point, under stairs storage, double glazed window to the rear, radiator, door to the rear, range of fitted wall and base units with extractor fan, integrated stainless sink with mixer tap and drainer, gas hob, electric oven, space for a washing machine, dryer and fridge/freezer, tiled splashback to the walls, stairs to the first floor.

Landing: Ceiling light point, radiator, fixed stairs leading to the loft room.

Bedroom 1: 14' 6" x 9' 3" (4.41m x 2.82m) Ceiling light point, fitted wardrobes, radiator, double glazed windows to the rear.

Bedroom 2: 14' 5" x 9' 10" (4.40m x 3.00m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

Bathroom: 10' 0" x 7' 3" (3.04m x 2.22m) Downlights, radiator, three piece suite incorporating a wc, pedestal sink, panelled bath with recently fitted electric shower above, tiled walls.

Loft Room: 14' 6" x 9' 11" (4.42m x 3.02m) Ceiling light point, double glazed skylight to the rear, radiator, storage to the eaves, currently used as an additional bedroom.

Externally: The front or the property is pavement fronted with a a good sized enclosed low maintenance garden to the rear.

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 970 years from 18 August 1919

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.

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 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

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

