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PRESTO STREET, FARNWORTH, BL4 8AJ



- Semi detached home
- Three bedrooms
- Shower room
- Lounge and kitchen diner
- Conservatory
- Low maintenance front and rear gardens
- Close to local amenities
- Transport routes in close proximity



Offers Over £190,000

BOLTON

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 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY

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 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
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Cardwells
 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates



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Located upon Presto Street in Farnworth is this well presented semi detached home which is ideally situated close to many local amenities. Farnworth is currently undergoing regeneration and its town centre is being transformed into a vibrant community with new retail spaces, community hub and a market precinct. Presto street is ideally placed to take advantage of this regeneration and also the commuter links such as St Peter's Way which gives good access to both the M60 and M62 motorway network. Internally the property comprises an entrance hallway, lounge, kitchen/diner and conservatory to the ground floor with three bedrooms and a shower room to the first floor. Externally there is gated access to a low maintenance block paved garden at the front with a gate leading down the side of the property with block paving to a further gate which leads to the rear garden. The rear garden is low maintenance with blocked paving giving the potential for off-road parking and a circular stone patio area with borders to the side and door to a brick shed, great for storage. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, radiator, stairs leading to the first floor.

Lounge: 13' 10" x 11' 1" (4.21m x 3.37m) Ceiling light point, feature fireplace and surround, radiator, dado rail, double glazed bay window to the front.

Kitchen diner: 17' 0" x 10' 0" (5.17m x 3.06m) Downlights, double glazed window to the side, range fitted wall and base units with extractor fan, integrated gas hob and electric oven, stainless steel sink with mixer tap and drainer, space for a washing machine, space for a dishwasher, space for a fridge freezer, under stairs storage, double glazed French doors leading to the conservatory.

Conservatory: 10' 10" x 8' 10" (3.29m x 2.69m) Ceiling light point, tiled flooring, double glazed windows, double glazed French doors leading to the rear garden.

Landing: Ceiling light point, double glazed window to the side, loft access.

Bedroom 1: 11' 1" x 10' 11" (3.39m x 3.33m) Ceiling light point, fitted wardrobes, radiator, double glazed bay window to the front.

Bedroom 2: 10' 11" x 10' 1" (3.33m x 3.08m) Ceiling light point, double glazed window overlooking the garden to the rear, radiator, fitted wardrobes.

Bedroom 3: 8' 0" x 5' 10" (2.43m x 1.78m) Ceiling light point, radiator, double glazed window to the front, fitted wardrobes.

Shower room: 6' 4" x 5' 8" (1.94m x 1.72m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, three-piece suite incorporating a WC, pedestal sink, walk in shower cubicle.

Outside: To the front of the property, there is gated access to a low maintenance block paved garden with a gate leading down the side of the property again we block paving to a further gate which leads to the rear garden. The rear garden is low maintenance with blocked paving giving the potential for off-road parking and a circular stone patio area with borders to the side and door to a brick shed, great for storage.

Viewings: Please contact Cardwells estate agents Bolton for viewings 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band B £1763

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.

Plot size: Cardwells estate agents Bolton research indicates the property is 0.03 of an acre plot

Thinking of selling or letting in Bolton: 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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.

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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

