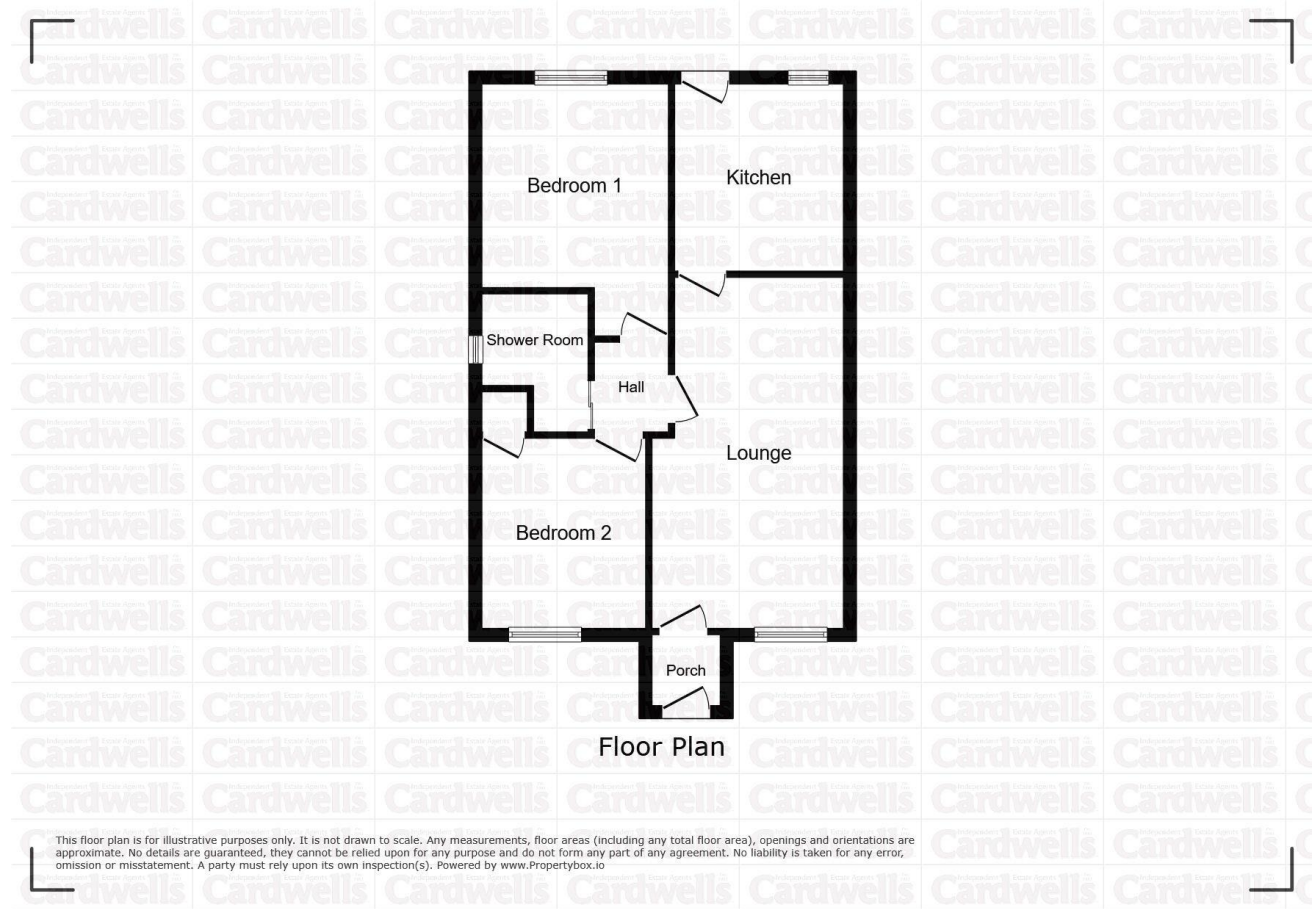




BRINDLEY CLOSE, FARNWORTH, BL4 0AG



- Shared ownership 89%
- Bungalow
- 2 bedrooms
- Fitted kitchen
- Wet room style shower
- Rear enclosed garden
- Excellent transport connections
- Please call Cardwells to view



Shared Ownership £130,000

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.



Shared ownership of 89%. Occupying a pleasant position overlooking a well-maintained grassed area and surrounded by similar bungalow-style homes, this two-bedroom end true bungalow offers an excellent opportunity for those looking to downsize, retire, or enjoy comfortable single-level living in an established and convenient residential setting.

The property is ideally located within the popular Harper Green/Farnworth area, with a wide range of amenities readily accessible. Nearby Farnworth town centre offers supermarkets including Asda and Tesco, a variety of local shops, cafés, pharmacies, banking facilities and everyday services. Importantly for many purchasers, Royal Bolton Hospital is within easy reach, making the location particularly attractive for those seeking convenience and peace of mind. The accommodation would benefit from some modernisation and briefly comprises a porch, comfortable lounge, fitted kitchen, two bedrooms and a wet-room style shower room, providing practical accommodation that can be enjoyed immediately whilst offering scope for personalisation. Externally, the bungalow enjoys a lovely enclosed rear garden, ideal for relaxing, gardening or entertaining family and friends, whilst the attractive open aspect to the front creates a pleasant outlook rarely found with similar properties. For those who rely on public transport, the property is exceptionally well placed. Bus stops on Primrose Avenue, Lavender Road and Bradford Road are just a short walk away, providing regular services into Bolton Town Centre, Farnworth, Little Lever and surrounding districts. The area also benefits from excellent transport connections. Moses Gate Railway Station is approximately 0.8 miles away and provides rail links to Bolton, Manchester, Wigan and beyond, while nearby road networks offer convenient access to the A666, M61, M60 and M62, making travel throughout Greater Manchester straightforward.

Although particularly suited to bungalow purchasers and downsizers, the property is also conveniently located for visiting family members, with a number of well-regarded schools nearby including Our Lady of Lourdes RC Primary School, Highfield Primary School, The Ferns Primary Academy, Harper Green School and St James's Church of England High School. Further benefits include pleasant local walks, nearby green spaces such as Ellesmere Park, gas central heating and the convenience of living within a well-established community. Early viewing is strongly recommended and can initially be undertaken via our virtual viewing video before arranging an in-person inspection. To arrange a viewing, please contact Cardwells Estate Agents Bolton on 01204 381281, email bolton@cardwells.co.uk or visit www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Ceiling light point, radiator, door leading into the lounge diner.

Lounge diner: 18' 10" x 10' 3" (5.74m x 3.13m) Ceiling light points, coving to the ceiling, double glazed window to the front, radiator.

Kitchen: 10' 0" x 9' 1" (3.06m x 2.76m) Ceiling light point, double glazed window to the rear, door to the rear, radiator, range of fitted wall and base units with integrated stainless steel sink with drainer, space for a washing machine, gas cooker, fridge freezer, wall mounted boiler, tiled splashback to the walls.

Inner hall: Ceiling light point, loft access.

Bedroom 1: 10' 11" x 10' 0" (3.33m x 3.05m) Ceiling light point, radiator, fitted wardrobes, double glazed window overlooking the rear garden.

Bedroom 2: 10' 0" x 8' 10" (3.05m x 2.69m) Ceiling light point, double glazed window to the front, radiator, storage cupboard.

Wet room: 6' 7" x 5' 10" (2.01m x 1.79m) Ceiling light point, extractor fan, double glazed window to the side, vanity unit with insect sink, WC, electric shower, tiled splashback to the walls.

Viewing: Please contact Cardwells estate agent Bolto 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold 99 years from 1 January 1990

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.

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

