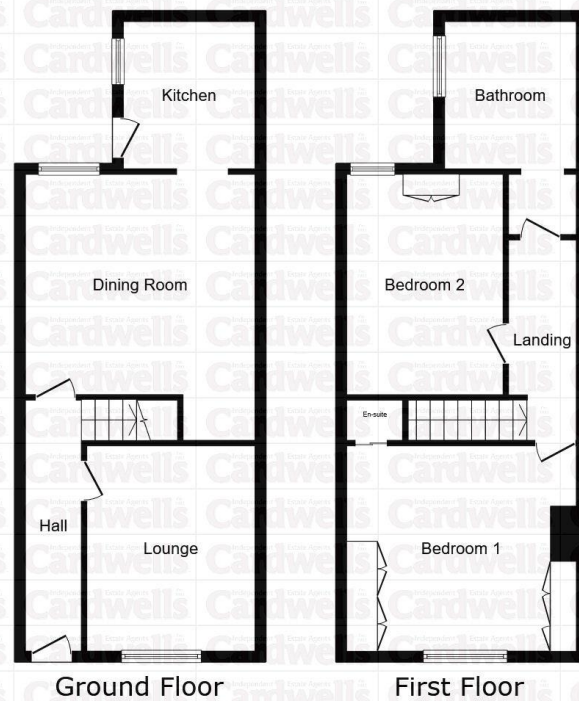




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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**LONGCAUSEWAY, FARNWORTH, BL4 9BW**



- 2 bedroom mid terraced
- No upward chain involved
- Deceptively spacious accommodation
- 2 reception rooms, large bathroom
- Ideal 1st time purchase
- Good local amenities
- Close to Bolton & Farnworth
- Excellent transport links



**Offers in the Region Of £160,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

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E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale with 'no upward chain involved', this deceptively spacious mid terraced house, is situated in a very popular and convenient location, close to Bolton and Farnworth town Centre. The property would make an ideal first time purchase or maybe a buy to let investment? The area is well served with good amenities, including train stations, the motorway network, local shops and schools. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The accommodation briefly comprises Entrance hall, lounge, dining room and a kitchen. Upstairs there are two double bedrooms and a family sized bathroom. Outside there is a garden to the front and a yard to the rear, with gates providing off-road parking. The property also benefits from double glazing and gas central heating.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC double glazed front door

**Entrance hall:** Dado rail, staircase to the landing

**Lounge:** 13' 4" x 10' 9" (4.06m x 3.27m) uPVC double glazed window, front aspect, radiator.

**Dining room:** 14' 1" x 14' 8" (4.29m x 4.47m) uPVC double glazed window, rear yard aspect, radiator, open under stairs storage, mock wooden beams to the ceiling.

**Kitchen:** 9' 5" x 8' 5" (2.87m x 2.56m) uPVC double glazed window and door, yard aspect, fitted wall and base units with complimentary work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built in oven and grill, gas burner hob, space for a washing machine, and a fridge, radiator.

**Landing:** Access to the loft, data rail,

**Bedroom 1:** 14' 7" x 13' 5" (4.44m x 4.09m) uPVC double glazed window, front aspect, range of fitted wardrobes, radiator, coving to the ceiling.

**Bedroom 2:** 14' 0" x 10' 0" (4.26m x 3.05m) uPVC double glazed window, rear aspect, fitted wardrobes incorporating drawers and shelving, radiator, enclosed tiled shower cubicle.

**Bathroom:** 9' 7" x 8' 8" (2.92m x 2.64m) uPVC frosted double glazed window rear aspect, white suite comprising, Jacuzzi style bath, wash basin, close coupled WC, radiator, part tiling to the walls.

**Outside:** To the front there is an enclosed front garden with gates leading to a block paved pathway. To the rear there is an enclosed rear yard. Wooden gates give access to the rear lane, which could provide off-street parking if required.

**Viewings:** Please contact Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is leasehold, 999 years (less 1 day) from 1 November 1852

**Council tax:** Cardwells estate agents Bolton research indicates the property is band A annual cost of £1511

**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:** 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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