



Independent Estate Agents
Cardwells Est. 1982

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WINDERMERE ROAD, FARNWORTH, BL4 0QH



- No onward chain
- Mid terrace property
- Off road parking
- Three bedrooms
- Large garden to rear
- Lounge diner and kitchen
- Gas C.H and uPVC Double glazing
- Close to local amenities and commuter routes



£150,000

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

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

LETTINGS & MANAGEMENT
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this well lived family home located in Farnworth. The property is located close to local amenities, schools, the Royal Bolton Hospital and commuter routes with the M61 motorway network just a short drive away. Whilst needing some updating, the property offers good sized accommodation with a large garden to the rear. Internally the accommodation comprises an entrance hallway, lounge/diner and kitchen to the ground floor with three bedrooms, shower room and wc to the first floor. Externally there is gated access providing off road parking to the front with a ginnel leading to the rear. To the rear of the property, there are two patio areas intersected by a lawn garden with borders surrounding space for a shed and a door leading down the ginnel to the front of the property. 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, under stairs storage, radiator, stairs leading to the first floor.

Lounge diner: 22' 3" x 10' 10" (6.79m x 3.31m) Ceiling light point, radiator, double glazed window to the front, double glazed sliding patio doors to the rear garden, electric feature fire and surround.

Kitchen: 9' 6" x 7' 4" (2.89m x 2.24m) Ceiling light point, double glazed window to the rear, door leading to the patio, fitted wall and base units with integrated stainless steel sink, space for a gas cooker, washing machine, breakfast bar, tiled splashback to the walls.

Landing: Ceiling light point, loft access, storage cupboard.

Bedroom 1: 12' 5" x 10' 11" (3.79m x 3.32m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

Bedroom 2: 9' 7" x 9' 1" (2.92m x 2.78m) Ceiling light point, radiator, double glazed window overlooking the rear garden, storage cupboard with wall mounted boiler.

Bedroom 3: 8' 6" x 8' 0" (2.60m x 2.45m) Ceiling light point, radiator, double glazed window to the front.

Bathroom: 7' 1" x 5' 6" (2.15m x 1.67m) Ceiling light point, radiator, pedestal sink, walk-in shower cubicle, double glazed window to the rear, tiled walls.

WC: 5' 7" x 2' 5" (1.69m x 0.73m) Ceiling light point, wc, double glazed window to the rear.

Outside: To the front of the property there is gated access providing off road parking with a ginnel leading to the rear. To the rear of the property, there are two patio areas intersected by a lawn garden with borders surrounding space for a shed and a door leading down the guinnel to the front of the property.

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

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 13 June 1980

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

Plot size: Cardwells estate agents Bolton research indicates the property is in an approximate plot size of 0.05 acre.

Total area: Cardwells estate agents Bolton research indicates the property is approximately 805 sq feet

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 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

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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

