

CARLTON GARDENS, BOLTON, BL4 7TH



- Upper Floor Flat
 - Two Double Bedrooms
 - Lounge / Dining Room
 - Fitted kitchen
 - Bathroom with Separate wc
 - No Onward Chain Delay
 - Convenient Location
 - Early Viewing Advised



£80,000

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.



This upper floor flat is located close to the wide ranging amenities of Farnworth Town Centre and also the Moses Gate railway station. The accommodation would benefit from some updating, however it is a good size. Accommodation comprises: entrance hall, open plan lounge / dining room, kitchen, two double bedrooms, bathroom and separate W.C. There are a number of storage cupboards throughout. Offered with no onward chain delay, early viewing is advised which, in the first instance can be via our virtual viewing video, and then in person by calling our Cardwells Estate Agents Bolton office on 01204 381281, emailing bolton@cardwells.co.uk or online [@cardwells.co.uk](https://www.cardwells.co.uk)

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal Entrance: Doors to front and rear with intercom access to all flats. Stairs lead off to all floors.

Hall: 20' 4" x 3' 3" (6.2m x 1.0m) Door leads off the communal hallway. Loft access. Radiator. Alarm panel. Intercom. Large store.

Open plan Lounge / Dining Room:

Lounge area: 16' 1" x 10' 10" (4.9m x 3.3m) Double glazed window to the front elevation. Electric fire. Radiator. Opens onto the dining area.

Dining area: 9' 6" x 8' 6" (2.9m x 2.6m) Double glazed window to the side elevation. Radiator.

Kitchen: 9' 2" x 8' 6" (2.8m x 2.6m) Double glazed window to the rear elevation. Range of base and wall mounted units. Inset sink and drainer. Gas cooker. Plumbed for washing machine. Space for fridge freezer. Central heating boiler. Storage.

Bedroom One: 14' 1" x 11' 2" (4.3m x 3.4m) Double glazed window to the front elevation. Radiator. Store cupboard.

Bedroom Two: 14' 1" x 8' 2" (4.3m x 2.5m) Double glazed window to the front elevation. Radiator.

Bathroom: 9' 6" x 4' 11" (2.9m x 1.5m) Double glazed window to the rear elevation. Two piece suite comprising bath with shower over, pedestal wash hand basin. Part tiled elevations. Radiator.

Separate wc: 9' 6" x 2' 7" (2.9m x 0.8m) Double glazed window to the rear elevation. W.C. Part tiled elevations.

Externally: The property enjoys near communal gardens laid to lawn.

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 125 years from 8 March 1993

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

Service Charge & Ground Rent: The ground rent is £10.00 per annum. The service charges for 2024/2025 £469.13 per annum.

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 walk through viewing video is available to watch in the first instance.

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

