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GERRARD STREET, KEARSLEY, BL4 8BG



- Lovely end terraced house
- Modern interior
- Popular & convenient location
- 2 bedrooms, kitchen breakfast
- Very well presented
- Close to the train station
- Good local amenities
- Ideal 1st time home



£145,000

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A lovely two bedroom end of terraced house, situated in a very popular and convenient location. The property has been modernised recently, creating a modern interior, making this an ideal first time home or perhaps as 'buy to let' investment. The property is within a short distance of Farnworth train station and the town Centre. There are good local schools, shops, parks and transport links, giving easy access throughout the north-west. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281 bolton@cardwells.co.uk The accommodation briefly comprises, Entrance hall, lounge and a modern kitchen breakfast room. Upstairs there are two good sized bedrooms and a bathroom, with a contemporary white suite. Outside, there is an enclosed yard to the rear. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC front door with a double glazed window panel above.

Entrance hall: Radiator, enclosed staircase to the landing.

Lounge: 12' 5" x 9' 3" (3.78m x 2.82m) uPVC double glazed window front aspect, radiator, built in under stairs storage cupboard.

Kitchen breakfast room: 11' 10" x 11' 6" (3.60m x 3.50m) 2 uPVC double glazed windows and a door to the rear aspect, modern fitted wall and base units with complimentary work surfaces and breakfast bar, stainless steel sink unit with mixer tap, built in oven and grill, four ring gas burner hob, extractor hood above, space for a washing machine and a tumble dryer, space for a fridge freezer, radiator, part tiling to the walls.

Landing: uPVC frosted double glazed window side aspect, access the loft, doors lead to

Bedroom 1 10' 10" x 9' 3" (3.30m x 2.82m) uPVC double glazed window front aspect, radiator. A doorway leads to a useful storage room with fitted shelving.

Bedroom 2: 10' 3" x 9' 7" (3.12m x 2.92m) uPVC double glazed window rear aspect, radiator.

Bathroom: 6' 9" x 5' 6" (2.06m x 1.68m) Modern white suite comprising, enclosed bath with a shower above, close coupled WC, wash basin with mixer tap, tiled floor, tiling to the walls, chrome plated towel rail, extractor fan.

Outside: There is an enclosed yard which is mostly paved and a gate gives access to the rear lane.

Viewings: Please call 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, 950 years from 1 November 1910

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual cost of £1600

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.

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Arranging a mortgage: Cardwells Estate Agents Bolton 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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