



Independent Estate Agents
Cardwells Est. 1982

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43 PARKFIELD AVENUE, FARNWORTH, BL4 9PZ



- No onward chain
- Three good sized bedrooms
- Family bathroom with underfloor heating
- Cloakroom/wc
- Driveway parking
- Fantastic rear garden
- Close to many local amenities
- Easy access to commuter routes



Offers in the Region Of £190,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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



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.

Fantastic opportunity to purchase a three bedroom semi detached family home located within Farnworth, Bolton. This wonderful home offers good sized accommodation throughout and is offered for sale with NO ONWARD CHAIN. The property is located close to many local amenities, schools and shops with the Royal Bolton Hospital and M61 motorway network all being within easy reach. Internally the property is well presented throughout and comprises an entrance hallway, lounge, kitchen/diner and cloakroom/wc to the ground floor with three good sized bedrooms and modern family bathroom with underfloor heating to the first floor. Externally the front of the property has a flagged driveway for multiple vehicles and a well manicured lawn with mature bushes/borders surrounding. The rear garden is a wonderful size with a large flagged patio area and steps leading down to a fantastic lawned garden with mature borders, an apple tree and sheds. This wonderful home needs to be viewed to be fully appreciated and for any further information 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, radiator, laminate effect flooring, stairs leading to the first floor.

Lounge: 13' 7" x 12' 4" (4.15m x 3.77m) Ceiling light point with rose, radiator, double glazed bow window to the front, laminate effect flooring.

Kitchen: 13' 8" x 9' 6" (4.16m x 2.90m) Ceiling light point, double glazed window overlooking the rear garden, under stairs storage, laminate effect flooring, radiator, range of fitted wall and base units with integrated extractor fan, microwave, double electric oven, four ring gas hob, one and a half a half bowl stainless steel sink with mixer tap and drainer, space for a washing machine, dryer and fridge/freezer.

Cloakroom w.c: 3' 11" x 2' 8" (1.19m x 0.82m) Ceiling light point, wc, wash hand basin, double glazed window to the rear, tiled floor.

Conservatory: 9' 9" x 7' 8" (2.98m x 2.34m) Wall lamp, radiator, laminate effect flooring, double glazed windows, door leading to the rear garden.

Landing: Ceiling light point, double glazed window to the side, loft access with pull down ladder.

Bedroom 1: 12' 6" x 10' 0" (3.81m x 3.05m) Ceiling light point, double glazed window to the front, fitted wardrobes, radiator.

Bedroom 2: 10' 0" x 9' 6" (3.04m x 2.90m) Ceiling light point, double glazed window to the rear overlooking the garden, fitted wardrobes, radiator.

Bedroom 3: 8' 11" x 6' 5" (2.71m x 1.96m) Ceiling light point, double glazed window to the front, radiator.

Bathroom: 9' 7" x 5' 7" (2.93m x 1.69m) Downlights, double glazed window to the rear, wall mounted vertical radiator, underfloor heating, modern three piece suite incorporating a vanity unit with inset sink, wc, panelled bath with mixer tap and shower, tiled floor and walls.

Outside: To the front of the property there is a flagged driveway for multiple vehicles and a well manicured lawn with mature bushes surrounding. The rear garden is a wonderful size with a large flagged patio area and steps leading down to a fantastic lawned garden with mature borders, an apple tree and sheds.

Viewings: All viewings are by advance appointment with 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, we are advised there are 97 years remaining. We are advised the ground rent is £10 per annum

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 a property, perhaps Cardwells can be of assistance? A accurate up-to-date property valuation may be an ideal place to start your next move planning and we provide these free of charge and with no obligation. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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

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

