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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

**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.



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

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