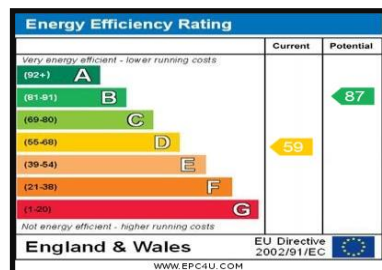


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertyhouse.co.uk



SPINDLE CROFT, FARNWORTH, BL4 9AN



- 2 bedroom semi detached property
- Porch/Lounge/Prof Fitted Kitchen
- Landing/2 Double Beds
- White 3 Piece Family Bathroom
- Drive/Block Paved Frontage
- Pretty Garden To Rear
- Quiet Cul De Sac Location
- Short distance from Farnworth town centre



Offers Over £170,000

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

BURY
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents Bolton are delighted to offer to the market this very well presented 2 bed semi detached property on Spindle Croft. Situated on a quiet cul de sac yet only a short distance from Farnworth town centre the property is ideal for local amenities and fantastic transport links. This well appointed house briefly comprises: UPVC entrance door into a small porch, lounge with double patio doors leading to the garden, professionally fitted kitchen with white goods included, turning staircase to a bright, airy landing, 2 double bedrooms and a white 3 piece family bathroom suite. Outside offers a driveway for parking for up to 2 cars and a pretty rear garden with a well maintained lawn bordered by mature shrubs and trees. Warmed by gas central heating and Upvc double glazed throughout. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch 3' 11" x 3' 6" (1.19m x 1.07m) Laminate flooring, radiator.

Lounge 14' 6" x 12' 3" (4.42m x 3.73m) Feature fireplace & surround, inset living flame gas fire, laminate flooring, turning staircase to landing, UPVC double glazed window, UPVC patio doors to rear, 2 radiators.

Dining/Kitchen 12' 3" x 10' 3" (3.73m x 3.12m) Professionally fitted kitchen comprising; stainless steel sink with mixer tap over, base & wall units, roll edge worktops, oven, hob & extractor, white goods included, concealed wall mounted boiler, cushion flooring, tiled splash-backs, 2 UPVC double glazed window, UPVC door to rear, radiator.

Landing 6' 3" x 4' 11" (1.90m x 1.50m) Carpet, UPVC double glazed window, radiator.

Bedroom One 12' 3" x 11' 0" (3.73m x 3.35m) Carpet, UPVC double glazed window, radiator, built in storage cupboard.

Bedroom Two 10' 6" x 7' 0" (3.20m x 2.13m) Carpet, UPVC double glazed window, radiator.

Bathroom 7' 3" x 4' 10" (2.21m x 1.47m) Lovely 3 piece suite comprising, w/c, wash basin, bath with electric shower & fitted screen, full wall tiling, frosted UPVC double glazed window, heated towel rail.

Outside Block paved driveway for 2 cars, wrought iron gates to the side leading to a pretty rear garden, patio area, well maintained lawn which is bordered by mature shrubs & trees.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 800 years from 9 December 1988

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1866

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.

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

