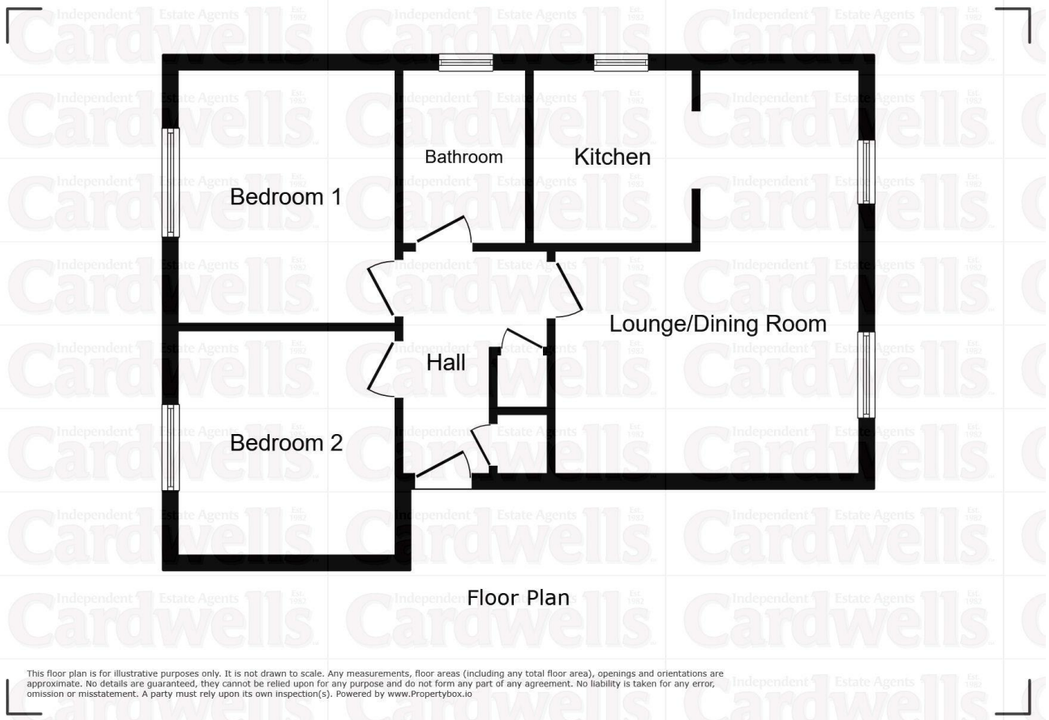
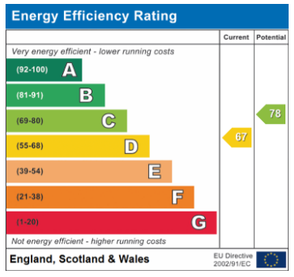






Floor Plan

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.Propertybox.io



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DIXON GREEN DRIVE, FARNWORTH, BL4 7EE



- Upper floor flat
- Two bedrooms
- Lounge / dining
- Fitted kitchen
- Three piece bathroom
- Allocated parking
- No chain delay
- Early viewing advised







£114,950

BOLTON
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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.

Cardwells Estate Agents are delighted to offer to the market this well-presented two-bedroom upper-floor apartment, situated on the popular Dixon Green Drive in Farnworth. Enjoying a convenient location close to a wealth of amenities, excellent commuter links and well-regarded local schools, this attractive apartment is ideally suited to first-time buyers, downsizers and buy-to-let investors alike. The property is perfectly positioned for access to a wide range of everyday amenities. Nearby Farnworth Town Centre offers an excellent selection of supermarkets, independent retailers, cafés, restaurants, healthcare facilities and leisure amenities. Larger shopping and entertainment facilities can also be found within easy reach in Bolton Town Centre, whilst local parks and recreational areas provide opportunities for outdoor leisure and exercise. Commuters are particularly well catered for by the area's excellent transport connections. Regular bus services operate along nearby routes linking Farnworth, Bolton, Walkden, Swinton and Manchester, providing convenient access throughout Greater Manchester. Farnworth Railway Station and Kearsley Railway Station are both within easy reach, offering regular rail services to Manchester, Bolton, Salford and surrounding towns. For motorists, the property benefits from excellent access to the M61, M60 and A666 road networks, making it an ideal base for commuting across the North West. Families will appreciate the choice of nearby schools and nurseries. The area is served by a number of well-regarded educational establishments including St James CE Primary School, St Gregory's RC Primary School, All Saints CE Primary School and Harper Green School, together with a variety of local nursery providers. The accommodation briefly comprises a bright and spacious open-plan lounge and dining area, fitted kitchen with a range of wall and base units, two generous double bedrooms benefiting from fitted furniture and a family bathroom incorporating a low-level WC, wash hand basin and bath with shower over. Externally, the development enjoys attractive and well-maintained communal gardens, an allocated parking space and additional visitor parking. Viewing is highly recommended to fully appreciate both the accommodation and the location and can be arranged by calling our Cardwells Estate Agents Bolton office on 01204 381281, emailing bolton@cardwells.co.uk or online @cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal entrance: Intercom access to the main communal door leading into the communal hall with stairs leading off to all floors.

Hallway: 9' 2" x 6' 7" (2.8m x 2.0m) Painted door leads into the L shaped Hall. Store cupboard. Airing cupboard.

Open plan lounge / dining area: 13' 9" x 17' 9" (4.2m x 5.4m) Maximum measurements L shaped room. Two double glazed windows to the rear elevation. Electric fire. Electric heating.

Kitchen: 7' 10" x 7' 3" (2.4m x 2.2m) Double glazed window to the side elevation. Range of base units with complementary work surfaces and matching wall mounted cabinets. Four ring electric hob. Electric oven. Inset sink and drainer. Plumbed for washing machine. Space for fridge freezer.

Bedroom One: 10' 10" x 9' 10" (3.3m x 3.0m) Double glazed window to the side elevation. Electric heater. Fitted wardrobe.

Bedroom Two: 10' 2" x 9' 10" (3.1m x 3.0m) Double glazed window to the side elevation. Electric heater. Fitted wardrobes.

Bathroom: 7' 10" x 5' 7" (2.4m x 1.7m) Double glazed window to the rear elevation. Three piece suite comprising bath with electric shower over, pedestal wash hand basin and dual flush WC. Part tiled elevations.

Outside: Externally the property has an allocated parking space.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.01 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 September 1997

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

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







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