

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 89 |
| (81-91) | B | | |
| (69-80) | C | 73 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epc4u.com | | | |



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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Cardwells™

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VICTORIA COURT, FARNWORTH, BL4 7TZ



- 2 bedroom house
- Popular & convenient location
- Close to Farnworth & Bolton centre
- Good local amenities
- Modern kitchen & bathroom
- Easy reach of train station & motorway
- Ideal 1st time purchase
- Viewing recommended



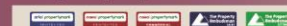
Offers in the Region Of £140,000

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



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A two bedroom end terraced house, tucked away in a popular and convenient location. Victoria Court is within easy reach of Farnworth and Bolton Town Centre, along with good schools, shops and transport links. Moses gate train station and St Peter's way are also close by. The property would make an ideal first time purchase or perhaps someone wishing to downsize. Viewing is recommended, through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwell.co.uk The accommodation briefly comprises Entrance hall, lounge and a modern kitchen breakfast room. Upstairs there are two double bedrooms and a bathroom with a contemporary white suite. Outside there is a small garden area to the front with two useful brick built storage rooms. To the rear there is an enclosed garden, with feature Indian stone paving. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Entrance hall: Radiator, built in under stairs storage cupboard, staircase to the landing.

Lounge: 11' 7" x 12' 3" (3.53m x 3.73m) uPVC double glazed window rear aspect, two radiators.

Kitchen breakfast room: 17' 8" x 7' 1" (5.38m x 2.16m) uPVC double glazed window, front aspect, uPVC double glazed door rear aspect, modern fitted wall and base units with complimentary work surfaces, breakfast bar splashback, built in oven and microwave, sink unit with mixer tap, integrated dishwasher, space for an American style fridge freezer, radiator, four ring gas burner hob, with an extractor fan above.

Landing: Two built in storage cupboards, access to the loft, radiator.

Bedroom 1: 11' 9" x 11' 5" (3.58m x 3.48m) uPVC double glazed window rear aspect, radiator below.

Bedroom 2: 11' 8" x 8' 1" (3.55m x 2.46m) uPVC double glazed window rear aspect, radiator below.

Bathroom: 5' 10" x 5' 7" (1.78m x 1.70m) uPVC frosted double glazed window, front aspect, contemporary white suite comprising, enclosed bath with a mixer tap/shower attachment, wash basin inset to a vanity unit and a WC, chrome plated towel rail, extractor fan, inset spotlights to the ceiling.

Outside: To the front there is a small garden/yard with two integrated storage rooms. To the rear there is an enclosed garden, with Indian stone paving, with plant/tree borders.

Viewings: All viewings please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band A £1511 per annum

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 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).

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