



Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**LUPIN AVENUE, FARNWORTH, BL4 0EL**



- Semi detached house
- Requires refurbishment
- Three bedrooms
- Lounge
- Fitted kitchen
- Modern wet room
- Gardens to front and rear
- Off-road parking



**Offers in the Region Of £180,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

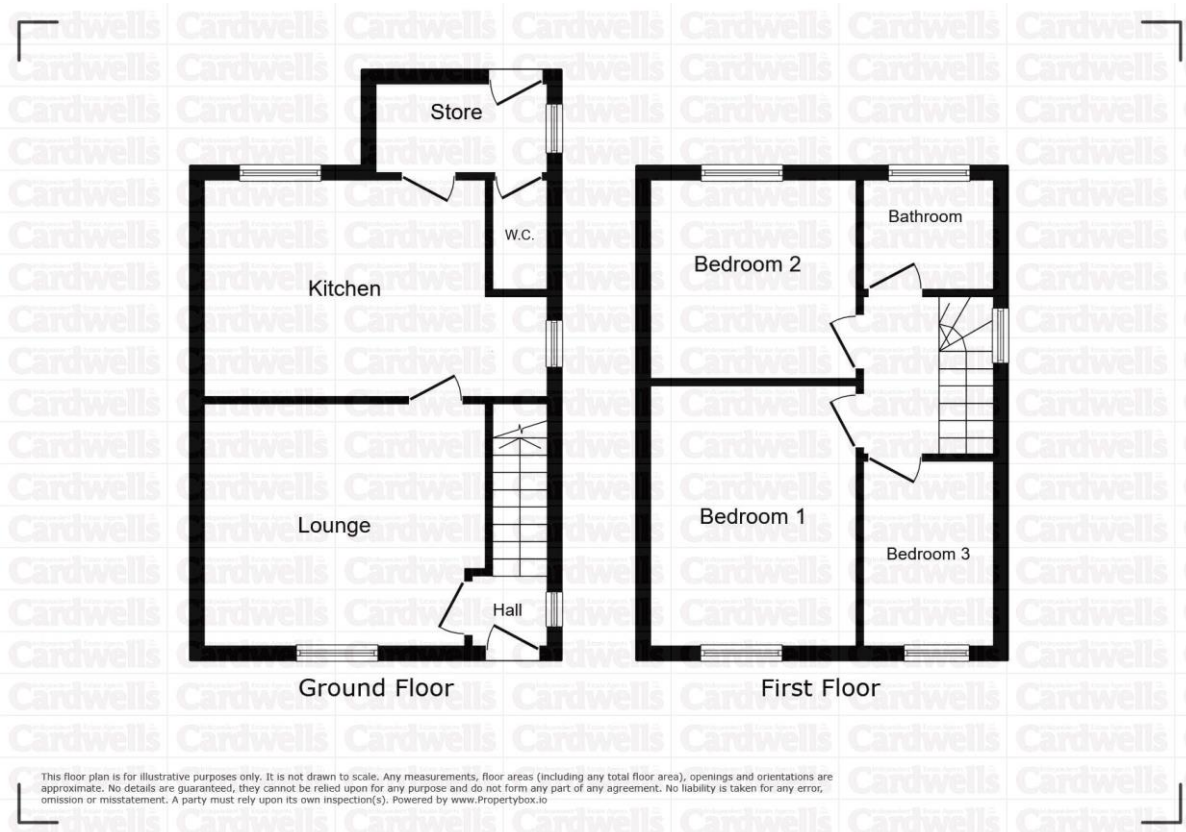
**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)



Incorporating: Wright Dickson & Catlow, WDC Estates

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This three semi detached is located in Farnworth close to the hospital and wide ranging amenities as well as having good transportation links. In need of refurbishment, the property offers the opportunity to create a home to your own style and taste. The accommodation currently comprises entrance hall, lounge, fitted kitchen, lean to rear storage, ground floor WC, three bedrooms and a recently fitted wet room style shower. Externally the property sits on a good sized plot with gardens to both front and rear and driveway parking to the side, providing off-road parking for 3/4 vehicles. Early viewing is advised which in the first instance can be by our virtual viewing video and then in person by calling our Cardwells Estate Agents Bolton office on 0204381281 or emailing [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or [online@cardwells.co.uk](mailto:online@cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hall:** Glazed wooden door to the front elevation leading into the hall. Window to the side elevation. Stairs lead off to the first floor landing.

**Lounge:** 13' 5" x 12' 6" (4.1m x 3.8m) Double glazed window to the front elevation. Wall mounted gas fire.

**Kitchen:** 13' 5" x 9' 6" (4.1m x 2.9m) Double glazed window to the rear elevation. Glazed door to the rear and window to the side. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Wall mounted gas fire. Gas cooker. Inset sink and drainer. Plumbed for washing machine. Central heating boiler.

**Rear Porch:** Wooden construction with glazed door to the rear and window to the side.

**Guest wc:** Ground floor WC. Window to the side. WC.

**First floor landing:** Stairs lead off the hall to the first floor landing. Window to the side elevation. Loft access.

**Bedroom One:** 12' 6" x 9' 10" (3.8m x 3.0m) Double glazed window to the front elevation. Gas wall heater. Built-in wardrobe. Loft access.

**Bedroom Two:** 9' 6" x 9' 10" (2.9m x 3.0m) Double glazed window to the rear elevation.

**Bedroom Three:** 8' 10" x 6' 3" (2.7m x 1.9m) Double glazed window to the front elevation. Over stairs bulkhead.

**Shower Room:** 6' 3" x 5' 3" (1.9m x 1.6m) Double glazed window to the rear elevation. Modern wet room style shower with walk-in shower enclosure with electric shower and curtain. Close coupled WC. Hand wash basin. Tiled elevations.

**Externally:** The front of the property enjoys driveway parking leading around the side providing off-road parking for 3/4 vehicles and leading past low maintenance gravel garden. The rear has a low maintenance paved garden which is fence enclosed. Shed. Foundations for detached garage.

**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 999 years from 1 May 1925

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

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

