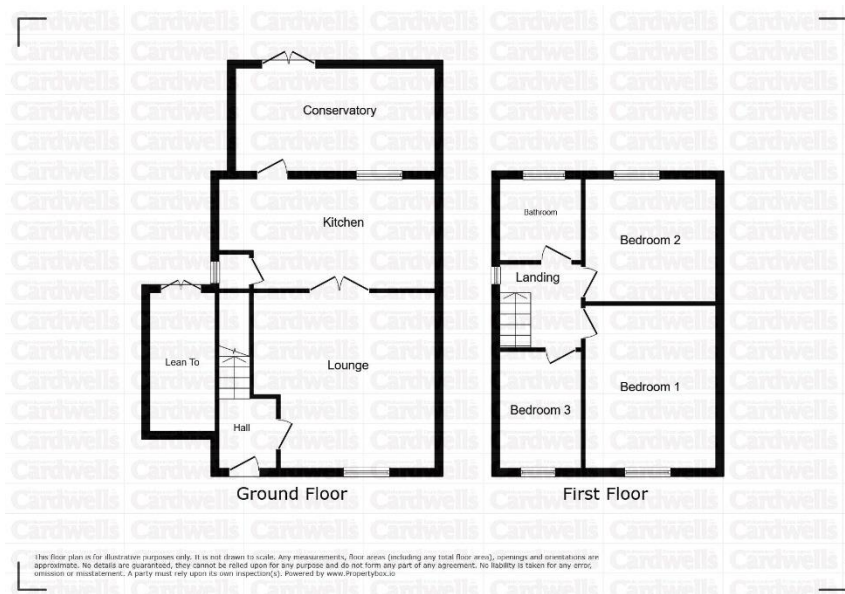




Independent Estate Agents
Cardwells
 www.cardwells.co.uk

MACDONALD AVENUE, FARNWORTH, BL4 9RE



- Versatile three bed semi detached
- Hall/lounge/dining kitchen/conservatory
- Landing/3 bedrooms/family bathroom
- Driveway parking/lean to extension
- Large rear garden/excellent amenities
- Highly regarded local schools/nurseries
- Close to Farnworth town Centre
- Viewings available seven days a week



£180,000

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

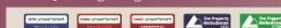
LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Independent Estate Agents
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 Est. 1982

Cardwells Estate Bolton offer to the market this versatile extended three bedroom semi extended property on MacDonald Avenue in Farnworth. Ideally situated for highly regarded local schools including Harper Green, Highfield primary, The Essa Academy and Saint James Saint James are all within the catchment area as are fabulous local immunities and ideal transport links via M60 and the M61 motorway networks and local bus routes on the doorstep. Briefly comprising: hall, lounge, dining kitchen, conservatory, landing, three good bedrooms and a family bathroom suite. To the outside is driveway parking with a front garden and there is a large rear garden which is predominantly to lawn with a patio area and a timber and uPVC built lean to which is currently used for storage. Seven day viewings are available by ringing Cardwells Estate Agents Bolton on 01204 381281, via email at bolton@cardwells.co.uk or by visiting

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Timber entrance door into.

Hall: 4' 4" x 5' 0" (1.32m x 1.52m) Enclosed staircase to the landing, wall mounted radiator, timber and glass door into.

Lounge: 14' 9" x 14' 10" (4.49m x 4.52m) Feature fireplace and surround with ornamental fire, uPVC double glazed window, wall mounted radiator, double doors given access to.

Dining kitchen: 9' 4" x 18' 4" (2.84m x 5.58m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, integrated fridge freezer, oven, four ring hob with extractor above, complementary tiled splash backs, space for white goods, under stairs storage covered housing the gas combination boiler.

Conservatory: 8' 9" x 16' 11" (2.66m x 5.15m) Brick and uPVC build, double doors given access to the rear garden.

Landing: Loft access point, frosted uPVC double glazed window.

Bedroom 1: 13' 11" x 11' 1" (4.24m x 3.38m) uPVC double glazed window, wall mounted radiator, built in storage.

Bedroom 2: 10' 5" x 11' 1" (3.17m x 3.38m) uPVC double glazed window, wall mounted radiator.

Bedroom 3: 9' 11" x 6' 11" (3.02m x 2.11m) uPVC double glazed window, wall mounted radiator.

Family bathroom: 6' 11" x 6' 11" (2.11m x 2.11m) Three piece suite comprising Wc, pedestal wash basin, bath with mixer shower attachment and fitted curtain, frosted uPVC double glazed window, full wall tiling, wall mounted radiator.

Outside: To the outside is driveway parking with a garden and the rear is a large enclosed laid to lawn garden with a patio area and a timber and uPVC build lean to which is currently used for storage.

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a leasehold tenure, 125 years from 23rd October 2006 with an annual ground rent of circa £10 per annum.

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band B and the current cost is approximately £1,860.00 per annum payable to Bolton council.

Flood risk information: Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton pre market research indicates that the property is not in a conservation area.

Total area: Cardwells estate agents Bolton research indicates the property is approximately 1119 sq ft

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

