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CALDBECK DRIVE, FARNWORTH, BL4 0RL



- Extended semi detached family home
- Three good sized bedrooms
- Modern fitted kitchen
- Utility and cloakroom/wc
- Superb location close to amenities
- Front and rear gardens
- Concrete imprinted driveway and garage
- Close to commuter routes



Offers Over £260,000

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
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 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates



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Situated on a quiet and well established residential cul-de-sac is this extended and well presented family home located within a popular area of Farnworth. The area is known for its friendly community feel, convenient amenities and easy access to transport links, which makes this property ideal for first time buyers, young families or people who are looking to downsize. Internally the accommodation comprises a lounge, dining room, snug, kitchen, utility and wc to the ground floor with three good sized bedrooms, a three piece bathroom and separate wc to the first floor. Externally there is a good sized concrete imprinted driveway for approximately four cars leading to the garage at the front with a lawned garden to one side. To the rear of the property there is a spacious patio area with a gate which leads to the front and steps up to a lawned garden with mature borders. 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. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Laminate effect flooring, door into the lounge.

Lounge: 18' 8" x 11' 6" (5.69m x 3.50m) Ceiling light point, radiator, laminate effect flooring, double glazed window to the front, living flame gas fire and surround.

Dining Room: 16' 8" x 7' 10" (5.08m x 2.40m) Ceiling light point, laminate effect flooring, open into the snug.

Snug: 8' 10" x 7' 9" (2.70m x 2.36m) Ceiling light point, radiator, laminate effect flooring, double glazed French doors leading onto the patio.

Kitchen: 13' 11" x 8' 5" (4.24m x 2.57m) Spotlights, radiator, dual aspect double glazed windows to the rear and the side, door to the rear, radiator, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, integrated extractor fan, gas hob, electric oven, dishwasher, space for an American style fridge/freezer, tiled splashback to the walls.

Utility Room: 8' 10" x 8' 7" (2.69m x 2.62m) Ceiling light point, double glazed window to the side, radiator, fitted base units with integrated stainless steel sink with mixer tap and drainer, space for a washing machine and dryer, tiled splashback to the walls.

Guest wc: 4' 4" x 2' 11" (1.32m x 0.88m) Ceiling light point, double glazed window to the rear, wc.

Landing: Ceiling light point, loft access.

Bedroom 1: 12' 9" x 11' 5" (3.89m x 3.49m) Ceiling light point, double glazed window to the front, radiator, laminate flooring, fitted wardrobes and dresser.

Bedroom 2: 12' 10" x 8' 6" (3.90m x 2.60m) Ceiling light point, fitted wardrobes, radiator, double glazed window to the front.

Bedroom 3: 11' 5" x 7' 11" (3.48m x 2.41m) Ceiling light point, radiator, fitted wardrobes and dresser, double glazed window to the rear.

Bathroom: 8' 5" x 7' 9" (2.57m x 2.37m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, three piece suite incorporating a free standing claw foot bath with mixer tap, sink, walk in shower cubicle, tiled floor with splashback to the walls.

Separate Wc: 5' 8" x 2' 11" (1.72m x 0.88m) Downlights, double glazed window to the side, tiled floor with splashback to the walls.

Externally: To the front of the property there is a good sized concrete imprinted driveway for approximately four cars leading to the garage and a lawned garden to one side. To the rear of the property there is a spacious patio area with a gate which leads to the front and steps up to and lawned garden with mature borders.

Garage: 16' 2" x 8' 6" (4.93m x 2.60m) Ceiling light point, up and over garage door, wall mounted Worcester combination boiler, gas and electric meters.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 25 December 1973

Council tax: Cardwells estate agents Bolton research indicates the property is band C £2133 per annum

Total area:

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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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

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