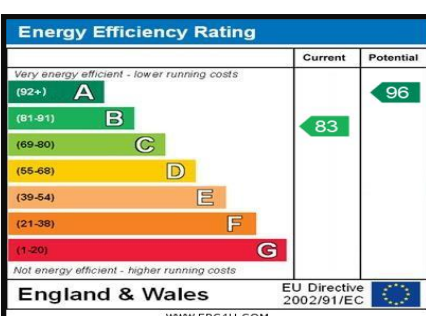
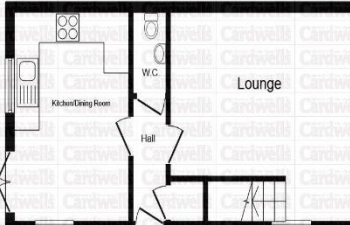




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**BLINDSILL ROAD, FARNWORTH, BL4 9FP**



- Modern semi-detached family home
- Built circa 2021, 3 bedrooms
- Larger than average garden & driveway
- Kitchen dining room, Freehold tenure
- Approx. 764 sq ft of accommodation
- Popular residential development
- Local amenities and transport links
- First-time buyers, families or investors



**£260,000**

|                                                                                                              |                                                                                                     |                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <p><b>BOLTON</b><br/>11 Institute St, Bolton, BL1 1PZ<br/>T: 01204 381 281<br/>E: bolton@cardwells.co.uk</p> | <p><b>BURY</b><br/>14 Market St, Bury, BL9 0AJ<br/>T: 0161 761 1215<br/>E: bury@cardwells.co.uk</p> | <p><b>LETTINGS &amp; MANAGEMENT</b><br/>11 Institute St, Bolton, BL1 1PZ<br/>T: 01204 381 281<br/>E: lettings@cardwells.co.uk</p> |
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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.

Blindsill Road is a modern three bedroom semi-detached family home situated within a popular residential development in Farnworth, Bolton. Constructed in approximately 2021, the property offers contemporary living accommodation, energy-efficient construction, and a convenient location for families, first-time buyers, and investors alike. The property comprises well-proportioned accommodation designed for modern lifestyles, benefiting from a stylish layout, quality fixtures and fittings, and a low-maintenance exterior. With a floor area of approximately 764 sq. ft. (71 sq. m.), the home provides comfortable living space while maintaining practical functionality. Located in Farnworth, the property enjoys excellent access to local amenities, schools, shops, and transport links. Bolton town centre, the M61 motorway network, and Farnworth railway station are all within easy reach, making the property ideal for commuters travelling across Greater Manchester and beyond. The surrounding area has seen continued residential growth and remains a sought-after location for homeowners. 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).

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

**Entrance Hall:** UPVC front door leading to the hallway with tiled floor, radiator, built-in storage cupboard.

**Guest wc:** 6' 9" x 3' 4" (2.06m x 1.02m) Close coupled WC, wash hand basin, tiled splashbacks radiator, tiled floor, extractor fan.

**Living Room:** 14' 5" x 13' 7" (4.39m x 4.14m) 2 UPVC double glazed windows to the front aspect, radiator, staircase to the landing.

**Kitchen Dining Room:** 13' 7" x 9' 0" (4.14m x 2.74m) 2 UPVC double glazed windows and French doors to the rear aspect, range of modern fitted wall and base units with complementary work surfaces and tiled splashbacks stainless steel sink unit with mixer tap, integrated dishwasher, built-in oven, four ring gas burner hob, stainless steel extractor canopy above, space and plumbing for a washing machine, space for a fridge freezer, tiled floor, radiator

**Landing:** UPVC double glazed window to the side aspect, radiator below, access to the loft, doors lead to:

**Bedroom One:** 13' 7" x 8' 1" (4.14m x 2.46m) 2 UPVC double glazed windows, dual aspect, radiator.

**Bedroom Two:** 12' 9" x 7' 5" (3.88m x 2.26m) UPVC double glazed window to the rear aspect, radiator below.

**Bedroom Three:** 9' 4" x 5' 11" (2.84m x 1.80m) UPVC double glazed window to the side aspect, radiator below.

**Bathroom:** 6' 11" x 6' 0" (2.11m x 1.83m) White suite comprising, enclosed bath with mixer tap/shower attachment, close coupled wc, wash hand basin, tiled floor, radiator, part tiling to the walls, extractor fan.

**Outside:** There is an open plan laid to lawn garden with plant displays. A larger than average gravelled driveway leads along the side elevation. Electronic security gates give access the rear. Rear The driveway continues providing ample parking for several vehicles. The garden is deceptively sizeable with an Indian stone paved patio and a laid lawn garden area.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Freehold.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band B annual charges of £1866.

**Service Charge:** For the green space there is an annual charge of £120.

**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:** 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).

**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

