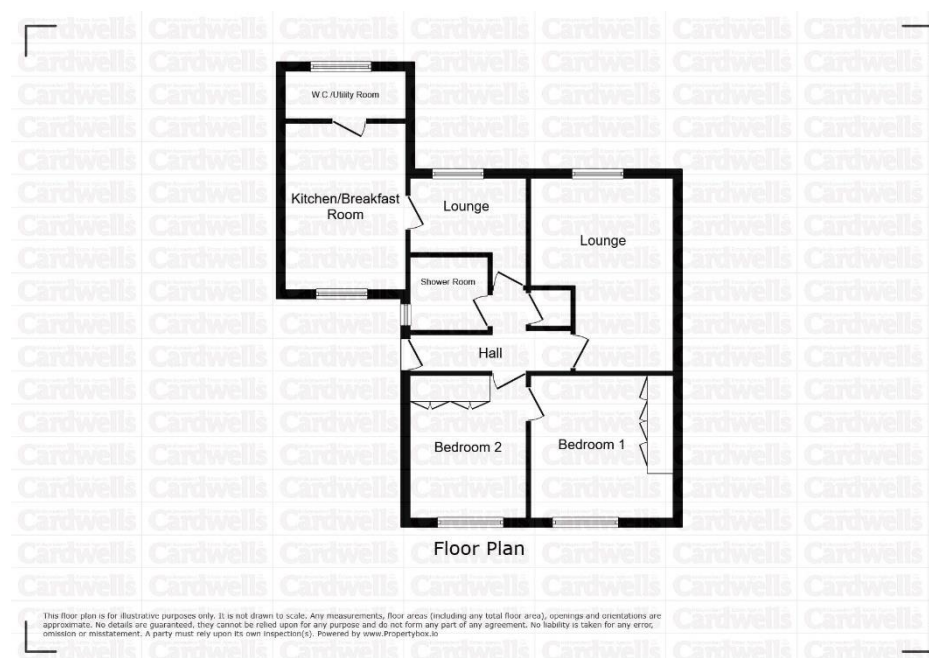




HEATHFIELD, FARNWORTH, BL4 7SB



- Semi detached true bungalow
- No upward chain
- Extended accommodation
- Updating required
- Offers excellent potential
- 2 Bedrooms, 2 reception rooms
- Cul de sac position
- Generous size garden to rear



£175,000

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



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.



For sale with 'no upward chain involved' is this two bedroom semi detached true bungalow, situated in a quiet cul-de-sac. The property has been extended, creating a kitchen breakfast room and guest WC/utility room. The property is situated on a generous plot with a larger than average garden to the rear. The area is well served with local shops and amenities with a train station within short walking distance. It's fair to say that the bungalow does require some updating, offering great potential. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk Accommodation briefly comprises; Entrance Hall, lounge, second reception room, kitchen breakfast room, WC/utility room, two bedrooms and a shower room. Outside there are gardens to the front and rear along with a useful concrete storage shed. There is potential of access to the rear for a secure driveway,

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Entrance hall: Radiator, fitted storage cupboard, access to the loft.

Lounge 14' 8" x 10' 10" (4.47m x 3.30m) uPVC double glazed window rear garden aspect, radiator below, marble fireplace.

Reception room 2: 8' 10" x 8' 2" (2.69m x 2.49m) uPVC double glazed window rear garden aspect, radiator below.

Kitchen breakfast room: 10' 2" x 8' 1" (3.10m x 2.46m) uPVC double glazed window and door, front and side aspect, fitted wall and base units with complimentary work surfaces and breakfast bar, tiled splashbacks stainless steel sink unit with mixer tap, four ring gas burner hob, extractor fan above, space for a fridge and a microwave, tiled floor, radiator.

Utility/guest w.c: 9' 8" x 2' 8" (2.94m x 0.81m) uPVC double glazed window rear aspect, close coupled WC, space for a washing machine, radiator.

Bedroom 1: 12' 1" x 7' 9" (3.68m x 2.36m) uPVC double glazed window front aspect, radiator below, fitted wardrobes.

Bedroom 2: 9' 5" x 7' 9" (2.87m x 2.36m) uPVC double glazed window front aspect, radiator below, fitted wardrobes and matching drawers, radiator.

Shower room: 6' 1" x 5' 7" (1.85m x 1.70m) Shower cubicle, close coupled WC, wash basin, tiling to the walls radiator.

Outside: To the front, a metal gate opens onto a gravelled garden. A pathway leads along the side elevation leading to To the rear there is a substantial garden which is mostly laid to lawn with paved areas, mature tree and plant displays. There is a useful detached concrete storage shed. A gate gives access to the rear lane.

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 Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band B £1866

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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