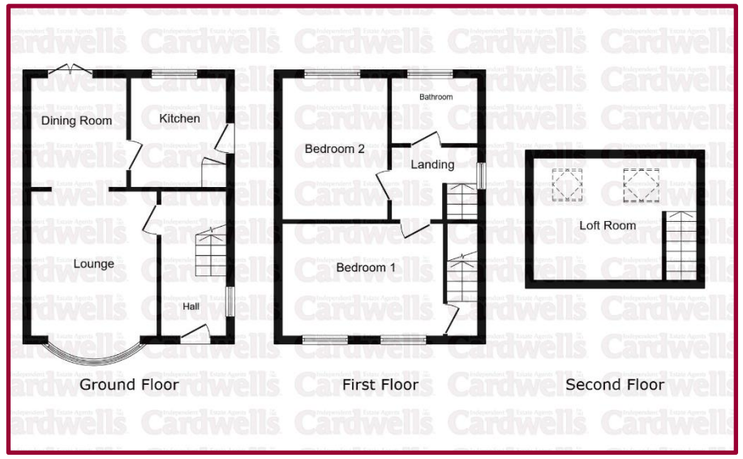










Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have 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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CONISTON AVENUE, FARNWORTH BOLTON, BL4 0PZ



- **Semi detached family home**
- **Accommodation over three levels**
- **Lounge opens into the dining room**
- **Detached versatile garden building**
- **Ideal Work From Home Space / Gym etc**
- **Stylish bathroom with jacuzzi style bath**
- **Two fitted bedrooms & fitted loft room**
- **EPC: D, no chain delay, 990sq ft**







Offers in Excess of £200,000

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.

Offered for sale with early vacant possession and no further upward chain delay is the semi detached property set in a consistently popular residential area being ideally placed for popular schools such as: Harper Green, Our Lady of Lourdes Roman Catholic school, Cherry Tree Primary School, The Orchards, Green Fold and Highfield schools are all within easy reach as is Mount St Joseph. The Royal Bolton Hospital, shops, restaurants and superb sporting and leisure facilities are all within Farnworth. The motorway network via the M61 it's just a short drive away while Farnworth also has a train station which directly serves: Salford, Manchester and Bolton, so for those commuting by road or railway there are facilities nearby. The accommodation on offer is approximately 990 ft.²/92 m² and briefly comprises: reception hallway, living room which opens into the dining room, fitted kitchen, first floor landing, two fitted bedrooms, stylish white bathroom suite with Jacuzzi style corner bath, and fitted loft room with 2 double glazed roofline windows which is accessed from the a door off the master bedroom. Externally there is a superb and versatile garden building which is internally divided into two rooms with a plaster finish, UPVC double glazed windows and entrance door to the front and the side. There are garden areas to the rear and the front. The semi detached home benefits from UPVC double glazing, gas central heating and importantly, the property is sold with no further upward chain delay, so it is hoped that a prompt completion can be arranged once the sale is agreed. In the first instance a walk-through viewing video is available to watch and then a personal viewing appointment can be arranged by calling: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwell.co.uk or visiting: www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into

Reception Hallway 10' 9" x 5' 8" (3.27m x 1.73m) Quality composite entrance door with four double glazed feature windows, side UPVC window, metal spindles to the stair staircase leading to the first floor, radiator under stairs storage space.

Lounge 12' 4" x 10' 9" (3.76m x 3.27m) UPVC hanging Bay window to the front, radiator, ceiling spotlights, wall mounted feature electric fire, the living room opens directly into the dining room.

Dining Room 9' 4" x 8' 2" (2.84m x 2.49m) UPVC double doors which open out onto the rear garden each with fitted blinds, feature wallpaper to one wall, radiator.

Kitchen 9' 4" x 8' 2" (2.84m x 2.49m) Professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, oven/grill, electric hob with extractor over, stainless steel sink and drainer, walk-in under stairs storage space off with a frosted glass UPVC window, double glazed side entrance door, UPVC window to the rear, ceramic wall tiling, spot lighting.

First Floor Landing 7' 11" x 5' 11" (2.41m x 1.80m) UPVC window to the side, quality carpeting.

Bedroom One 9' 7" x 12' 1" (2.92m x 3.68m) 2UPVC windows to the front, radiator, quality professionally fitted bedroom furniture providing superb wardrobe and storage space, bridging cabinet and matching bedside drawers. There is a door off the master bedroom which opens to the staircase which serves the loft room.

Bedroom Two 12' 1" x 9' 0" (3.68m x 2.74m) Professionally fitted wardrobes to one wall finished in a walnut style with contrasting handles and built-in spotlighting above, UPVC window to the rear, radiator, additional built-in storage space.

Family Bathroom 5' 7" x 8' 5" (1.70m x 2.56m) A stylish white three-piece bathroom suite comprising: corner Jacuzzi style bath with electric shower over and fitted glass shower screen, wash hand basin, WC, spotlighting, heated towel rail, UPVC window, superb ceramic wall and floor tiling.

Loft Room 10' 5" x 13' 11" (3.17m x 4.24m) The loft room is accessed via a staircase from a door in the master bedroom. There is professionally fitted bedroom furniture to one wall providing excellent wardrobe and storage space. There are two double glazed roof line windows, spotlighting, radiator and quality carpeting.

Garden Building In the garden there is a detached purpose-built garden building which may well suit a variety of uses and interpretations, the building is divided internally into two rooms each with their own UPVC window and each with their own access door from the outside, there is a Mitsubishi air-conditioning unit mounted to the wall to provide heat and cool air as required. This building may offer superb space for working from home, perhaps welcoming clients without the needing to go into your home, a "man cave", playroom, gymnasium etc etc.

Garden Building Room One 11' 5" x 7' 6" (3.471m x 2.282m) UPVC window, quality entrance door, four double sockets, tv aerial cable.

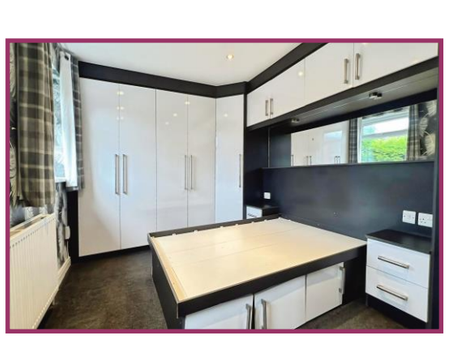
Garden Building Room Two 7' 4" x 7' 6" (2.224m x 2.279m) UPVC window to the front, side entrance door, wall mounted Mitsubishi air-conditioning unit, fitted blinds.

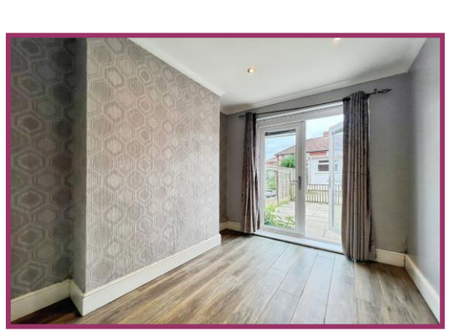
Externally To the outside are low maintenance gardens to both front and rear with an outhouse which has power and lighting.

Bolton Council Tax Cardwells Estate Agents Bolton pre marketing research indicates that the property is located in the borough of Bolton and the Council tax band rating is A with an approximate annual cost of around £1,600.

Tenure Cardwells Letting Agents Bolton research shows the property is of a freehold tenure.

Plot Size The overall approximate floor area extends to around 990 ft.²/92 m².









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