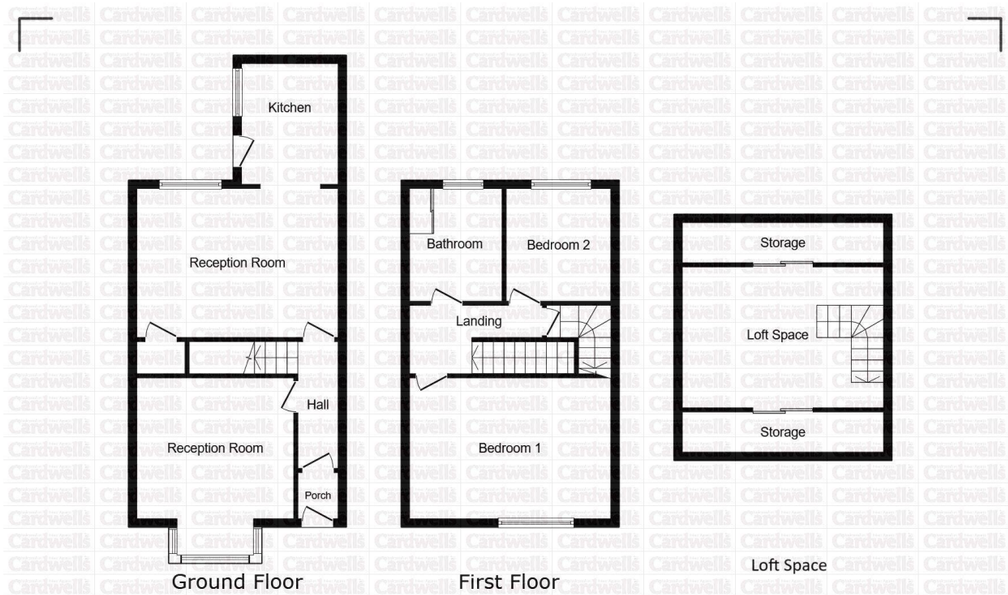
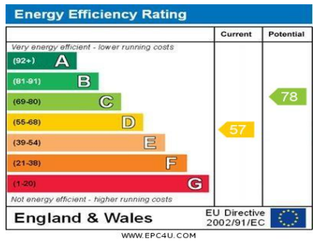


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Independent Estate Agents Cardwells Est. 1982

Independent Estate Agents **Cardwells** Est. 1982 ™

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LANGDALE STREET, FARNWORTH, BL4 9NR

- Fully refurbished two bed mid terrace
- Vacant possession/no onward chain!
- Vestibule/hall/bay fronted lounge
- Dining room/branded new kitchen
- Landing/2 bedrooms/fitted master
- Well appointed 3 piece family bathroom
- Fully converted loft room/home office
- Garden fronted/enclosed yard to the rear

Offers in Excess of £170,000

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
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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.

Offered to the market with vacant possession and no onward chain is this fully refurbished two bedroom garden fronted mid terrace with a fully converted loft room on Langdale Street in Farnworth. Tucked away on a pleasant residential street in a consistently popular area with fabulous transport links via the a A666 motorway network, Moses Gate and Farnworth railway and bus stations with Farnworth centre and it's array of fabulous amenities all in close proximity. Accommodation briefly comprising entrance vestibule, reception hallway, bay fronted lounge, dining room, brand new kitchen, landing, two good bedrooms with a fitted master and a very well appointed three piece family bathroom suite housing the gas combination boiler. A turning staircase takes you into the fully converted loft room which has built in eaves storage, two velux windows and would suit a variety of uses. In addition to all on offer there are highly rated local nurseries and schools including Grosvenor Nursery, Teddy's House, Saint Peters C of E, Green Fold and Harper Green all in the catchment area. Viewings are welcomed, seven days a week by ringing Cardwells Estate Agents Bolton on 01204381281 or via email at bolton@cardwells.co.uk. In the first instance there is a walk through video for your perusal.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: 2' 8" x 3' 5" (0.81m x 1.04m) UPVC entrance door into the vestibule with timber and glass door giving access to.

Reception hallway: 12' 4" x 3' 5" (3.76m x 1.04m) Wall mounted radiator, enclosed staircase to the landing.

Lounge: 13' 10" x 12' 6" (4.21m x 3.81m) uPVC double glazed bay window, feature fireplace and surround, wall mounted radiator.

Dining room: 11' 7" x 16' 5" (3.53m x 5.00m) uPVC double glazed window, wall mounted radiator, under stairs storage cupboard.

Kitchen: 9' 9" x 7' 5" (2.97m x 2.26m) Brand new professionally fitted kitchen comprising 1 1/2 bowl stainless steel sink unit with mixer up over, contrasting base and wall units, workshops, oven, four ring hob with extractor above, integrated dishwasher and fridge freezer, uPVC double glazed window, uPVC door giving access to the rear, wall mounted radiator.

Landing: 5' 0" x 10' 1" (1.52m x 3.07m) Enclosed staircase giving access to the loft room.

Bedroom One: 12' 2" x 16' 5" (3.71m x 5.00m) Professionally fitted furniture, uPVC double glazed window, wall mounted radiator.

Bedroom Two: 9' 4" x 7' 9" (2.84m x 2.36m) uPVC double glazed window, wall mounted radiator.

Bathroom: 9' 4" x 7' 5" (2.84m x 2.26m) Brand new three piece suite comprising wc, wall mounted wash basin, P shaped bath with T bar mixer shower, cupboard housing the gas combination boiler, frosted uPVC double glazed window, wall mounted radiator.

Loft Room: 11' 9" x 16' 5" (3.58m x 5.00m) Built in eaves storage, two velux windows, wall mounted radiator.

Outside: To the outside is garden fronted and there is an enclosed rear yard with outhouse storage.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold from 01/12/1911 to 01/05/2907 -881 years remaining.

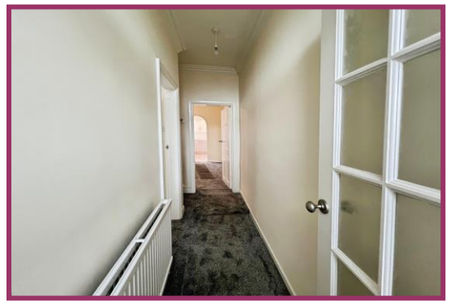
Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

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 research shows the property is not in a conservation area.

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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