



- Three bedroom semi detached property
- Hall/lounge/dining kitchen/landing
- Three bedrooms/family bathroom suite
- Warmed by gas ch/uPVC double glazed
- Close to Bolton Royal Hospital
- Double driveway parking/rear garden
- Excellent local amenities and schools
- Detached single garage/summer house



Offers in the Region Of £190,000

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BURY
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to the market by Cardwells Estate Agents Bolton is this three bed semi detached property on Lupin Avenue in Farnworth on the ever popular flower estate with approximately 71m² of flexible living accommodation. In the catchment area for highly regarded local schools including Highfield Primary, Cherry Tree Primary, The Ferns Academy and Harper Green, Mount St Joseph's and St James Secondary. Within easy reach of the motorway network for commuters and close to Bolton Royal Hospital. The property briefly comprises hall, lounge with ornamental wood burner, dining kitchen, landing, three bedrooms and a family bathroom suite. To the outside is driveway parking to the front with a detached storage garage and to the rear is an enclosed rear garden complete with summer house. 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:

Hallway: Composite entrance door into the hallway with frosted uPVC double glazed window, wall mounted radiator, enclosed staircase to the landing.

Lounge: 12' 9" x 13' 7" (3.88m x 4.14m) Feature fireplace and surround with ornamental inset wood burner, uPVC double glazed window, wall mounted radiator.

Dining kitchen 9' 5" x 16' 8" (2.87m x 5.08m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, worktops, space for white goods, integrated dishwasher, oven, four ring hob with extractor above, 2 uPVC double glazed windows, wall mounted radiator, timber door giving access to the garden.

Landing: 7' 3" x 6' 6" (2.21m x 1.98m) Loft access point, frosted uPVC double glazed window.

Bedroom One: 12' 7" x 10' 0" (3.83m x 3.05m) uPVC double glazed window, wall mounted radiator.

Bedroom Two: 10' 2" x 10' 0" (3.10m x 3.05m) uPVC double glazed window, wall mounted radiator.

Bedroom Three: 8' 11" x 6' 6" (2.72m x 1.98m) uPVC double glazed window, wall mounted radiator.

Bathroom: 5' 4" x 6' 6" (1.62m x 1.98m) Three piece suite comprising wc, pedestal wash basin, bath with electric shower and fitted curtain, frosted uPVC double glazed window, cupboard housing the gas combination boiler, full wall tiling.

Outside: Double driveway parking at the front with a single detached garage and to the rear is an enclosed garden with a summer house.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres

Approx Floor Area: The overall approximate floor area is around 71 square metres.

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a Leasehold tenure, 125 years from 26th February 1990 with an annual ground rent of £10 payable to Bolton Council. We would advise potential buyers that an extension to the lease or to purchase the freehold may be available via Bolton council and your solicitor will be able to advise you accordingly.

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 pre market research indicates that the property is not in a conservation area.

Council Tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,541.00 per annum payable to Bolton council.

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

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