



CAMPBELL STREET, FARNWORTH, BL4 7HJ



- 3 bedroom mid terraced
- Ideal investment opportunity
- Tenant in situ
- Lounge, kitchen dining room
- Stairs & useful loft room
- Easy reach of Bolton & Farnworth centre
- Good local amenities
- Close to train station & motorway



Offers in the Region Of £140,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
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E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Ideal investment opportunity, Cardwells are pleased to offer for sale this, traditional three bedroom mid terrace house with a tenant in situ. The property is well placed for Bolton and Farnworth town Centres, with good transport, links including train stations and the motorway network, giving easy access throughout the North-West. The accommodation briefly comprises, vestibule, entrance hall, lounge and a kitchen dining room. Upstairs there are three bedrooms, a wet room and staircase leading to a useful loft room. Outside there is a small garden to the front and a paved yard/garden to the rear with access for off-street parking. The property also benefits from UPVC double glazing and gas central heating. Viewing is by appointment only through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: UPVC double glazed front door to the vestibule with a door to the hallway, radiator, picture rail, coving to the ceiling.

Lounge: UPVC double glazed window to the front aspect, radiator, coving and rose to the ceiling.

Kitchen Dining Room: 2 UPVC double glazed windows and a UPVC door to the rear aspect, fitted wall and base units with work surfaces and tiled splashbacks, built-in oven, gas burner hob, stainless steel sink unit with mixer tap, radiator, space for a washing machine and space for a tumble dryer, space for a fridge freezer, radiator.

Landing: Open spindled staircase leading to the landing. There is a spindled staircase leading to a useful loft room, which is fully boarded and carpeted.

Bedroom 1: UPVC double glazed window to the front aspect, radiator.

Bedroom 2: UPVC double glazed window to the rear aspect, radiator.

Bedroom 3: UPVC double glazed window to the front aspect, radiator below.

Outside: There is a wall enclosed front garden and a paved pathway. there is a paved yard and access to the rear lane.

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 999 years from 1 November 1899.

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

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: 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.

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

