

CHERRY TREE AVENUE, FARNWORTH, BL4 9SB



- Semi-detached home
- Two bedrooms
- Lounge
- Kitchen/diner
- Family bathroom
- Requires modernisation
- Front and rear gardens
- Driveway parking



Offers in the Region Of £160,000

BOLTON
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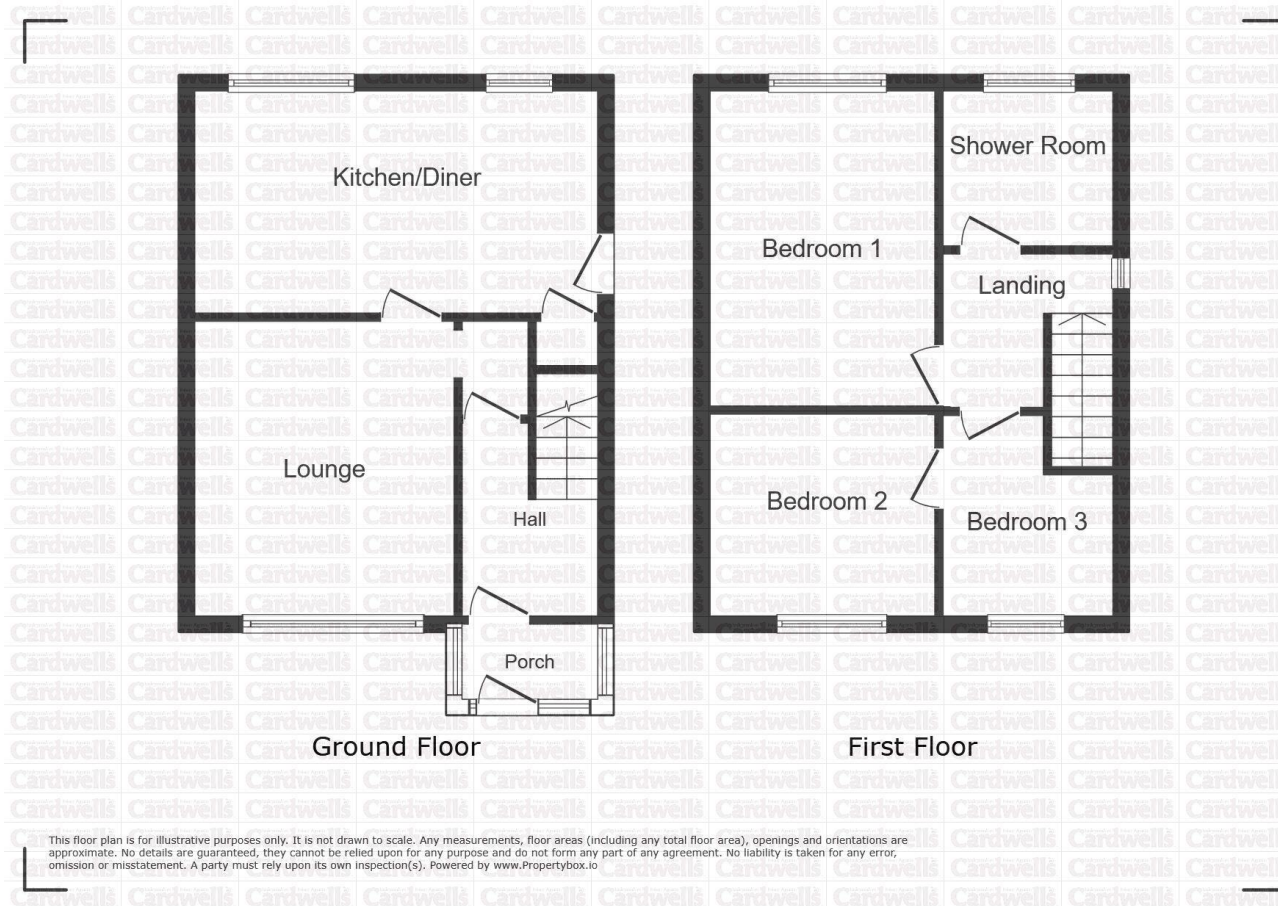
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Incorporating: Wright Dickson & Catlow, WDC Estates



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This two-bedroom semi-detached home is offered for sale with NO ONWARD CHAIN and offers an excellent opportunity for buyers looking to modernise and add value, ideally positioned within a popular residential area of Farnworth. The ground floor accommodation comprises a welcoming lounge, providing a comfortable living space, alongside a kitchen/diner to the rear which offers good proportions and excellent potential to create a stylish open-plan family area. To the first floor, the property features two well-proportioned bedrooms, the second is currently split into two separate rooms, however can quite easily be re-instated as one good sized bedroom and a family bathroom, making it well-suited to first-time buyers, small families, or investors. The property is in need of updating throughout, presenting a fantastic opportunity for purchasers to refurbish and personalise to their own taste and specification. Externally, the home benefits from gardens to both the front and rear, providing outdoor space with scope for improvement or landscaping. A driveway offers convenient off-road parking. The property is also well placed for local amenities and schooling, with a number of well-regarded schools nearby, including St John's CE Primary School, Farnworth, St James CE Primary School and Cherry Tree Primary School, all located within approximately ¼ mile radius, making it an appealing choice for families. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 5' 6" x 3' 6" (1.67m x 1.07m) Double glazed with a door leading into the hallway.

Hallway: Ceiling light point, stairs leading to the first floor.

Lounge: 12' 4" x 11' 0" (3.77m x 3.36m) Ceiling light point, radiator, feature fire place, double glazed window to the front.

Kitchen/diner: 17' 1" x 9' 5" (5.21m x 2.88m) Ceiling light points, double glazed windows to the rear overlooking the garden, door to the side, understairs storage, fitted wall and base units incorporating a stainless steel sink with mixer tap and drainer, space for a gas cooker, washing machine and fridge/freezer.

Landing: Ceiling light point, loft access, double glazed window to the side.

Bedroom 1: 12' 0" x 9' 10" (3.67m x 2.99m) Ceiling light point, double glazed window to the rear overlooking the garden, radiator.

Bedroom 2: 8' 2" x 7' 8" (2.50m x 2.34m) Ceiling light point, double glazed window to the front, radiator.

Study: 9' 11" x 9' 3" (3.03m x 2.82m) Ceiling light point, double glazed window to the front, radiator.

Shower room: 6' 9" x 6' 7" (2.07m x 2.01m) Suspended ceiling with lighting, three piece suite incorporating a wc, vanity unit with inset sink, walk in shower cubicle, wall mounted vertical ladder radiator, tiled floor and walls, double glazed window to the rear.

Externally: Stepping out of the kitchen door there is a gate to the front, brick storage shed and a gate leading to the rear garden. The property isn't overlooked to the rear and has two flagged patio areas, separated via a lawned garden with borders to one side, space for a shed and a garage.

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

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 23 November 1979. Ground rent is £15 per year.

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

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.

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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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