



**PHOENIX STREET, FARNWORTH, BL4 9JZ**



- 1930's bay fronted semi detached
- Deceptively spacious accommodation
- Quiet location, 3 bedrooms
- Extended kitchen
- 2 reception rooms
- Close to Farnworth & Bolton
- Good local shops & schools
- Easy access to the motorway & train station



**Offers in the Region Of £220,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A deceptively spacious bay fronted, 1930's semi detached house, situated in a quiet location, close to Farnworth and Bolton centre. The property has been extended, creating a generous sized kitchen. There are two reception rooms, three bedrooms and a modern bathroom. The area is well served with local shops, schools the motorway network and train stations. The accommodation briefly comprises, Entrance porch, hallway, lounge, separate dining room and a fitted kitchen. Upstairs there are three bedrooms and a bathroom. Outside there are low maintenance gardens to the front and rear along with an attached garage. The property also benefits from UPVC double glazing and gas central heating. 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hallway:** Entrance porch, staircase to the landing, radiator.

**Lounge:** 16' 1" x 13' 4" (4.90m x 4.06m) UPVC double glazed bay window to the front aspect, radiator below, radiator, wall mounted electric fire.

**Dining Room:** 10' 1" x 13' 6" (3.07m x 4.11m) UPVC double glazed window to the rear aspect, radiator below.

**Kitchen:** 15' 0" x 13' 3" (4.57m x 4.04m) UPVC double glazed window to the rear aspect, range of modern fitted wall and base units with matching work surfaces and splashback, built-in oven and grill, induction hob, extractor hood above, sink unit with mixer tap, space for a washing machine, dishwasher, an American style fridge freezer, tiled floor, radiator, built in under stairs storage cupboard.

**Landing:** UPVC frosted double glazed window to the side aspect, access to the loft wire pull down ladder. The loft is also partially boarded.

**Bedroom One:** 16' 6" x 9' 0" (5.03m x 2.74m) UPVC double glazed bay window to the front aspect, radiator below, modern fitted wardrobes.

**Bedroom Two:** 10' 2" x 9' 0" (3.10m x 2.74m) UPVC window to the rear aspect, radiator below, fitted wardrobes with overhead storage cupboards.

**Bedroom Three:** 10' 5" x 6' 4" (3.17m x 1.93m) UPVC double glazed window to the front aspect, radiator below, fitted storage cupboard.

**Bathroom:** UPVC frosted double glazed window to the rear aspect, modern white suite comprising, enclosed bath with mixer tap/shower attachment, close coupled WC, wash hand basin with mixer tap, chrome plated towel rail, inset spotlights to the ceiling, fitted airing cupboard.

**Outside:** Front metal gates open onto a block paved driveway, which leads to an attached garage with a roller shutter door. The front garden is mostly blocked paved, with plants beds. There is a delightful enclosed rear garden which is paved, with an 'Astro turf' style surface and raised borders with mature tree and plant displays. There is access along the side elevation and a gate gives access to the rear.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years (less 1 day) from 1 May 1894. Ground rent £4.00 per annum.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

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