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HALL LANE, FARNWORTH, BL4 7QE



- Ideal investment opportunity
- Scope for 2 sep flats/one large family home
- Vestibule/Hall/lounge/Dining room
- Under stairs storage/space for a downstairs kitchen
- 2 good bedrooms/upstairs fitted kitchen
- Three piece family bathroom
- Small garden to the front/large rear yard
- No upward chain!



Auction Guide Price £115,000

BOLTON

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LETTINGS & MANAGEMENT

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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. C W Pearson.

Available via Auction with Pugh & Co. Bidding opens on the 18th October and ends on the 19th. An ideal investment opportunity to create either two separate self contained flats or one large three bedroom dwelling. Positioned on a pleasant street and in close proximity to Moses Gate train station and Farmworth town centre. Briefly comprising: Timber entrance door, vestibule, hall, bay fronted lounge, dining room, downstairs storage room, landing, two bedrooms, a professionally fitted upstairs kitchen and a three piece family bathroom suite. Viewings are available, strictly by appointment, seven days a week via Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule 3' 6" x 3' 3" (1.07m x 0.99m) Timber entrance door, frosted skylight, timber door leading into.

Hall 9' 4" x 3' 3" (2.84m x 0.99m)

Lounge 13' 10" x 10' 5" (4.21m x 3.17m) Feature fireplace and surround timber bay window.

Dining Room 14' 5" x 14' 1" (4.39m x 4.29m) UPVC double glazed window, under stairs storage cupboard.

Rear Store Room 10' 4" x 7' 8" (3.15m x 2.34m) Timber window, timber door leading to the rear yard.

Landing 14' 8" x 10' 4" (4.47m x 3.15m) Fitted carpet, built in storage cupboards, loft access point.

Bedroom One 12' 2" x 14' 1" (3.71m x 4.29m) Fitted carpets, UPVC double glazed window, wall mounted radiator.

Bedroom Two 9' 10" x 9' 0" (2.99m x 2.74m) Fitted carpets, timber window, wall mounted radiator.

Upstairs Kitchen 10' 5" x 7' 10" (3.17m x 2.39m) Professionally fitted kitchen comprising; stainless steel sink unit base and wall units, wall mounted gas combination boiler, space for white goods, worktops, tiled flooring, timber window, wall mounted radiator.

Family Bathroom 10' 6" x 6' 2" (3.20m x 1.88m) Three piece suite comprising; WC, pedestal wash basin, bath with overhead electric shower, floor and wall tiling, wall mounted radiator.

Externally Outside offers on road parking and a small garden behind a low brick wall to the front and to the rear is a larger than average yard

Tenure: We are advised the property is Freehold.

Council tax band: Band A

Viewings: All viewings are by advance appointment with Cardwells Estate Agents Bolton, 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Thinking of selling: If you are thinking of selling a property, perhaps Cardwells can be of assistance? A accurate up-to-date property valuation may be an ideal place to start your next move planning and we provide these free of charge and with no obligation. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Arranging a mortgage: Cardwells can introduce you to Independent Financial Advisors who will be pleased to help you find the right mortgage. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Please note: all viewings are by appointment only through our BOLTON Office

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