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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**

11 Institute St, Bolton, BL1 1PZ

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Incorporating: Wright Dickson & Catlow, WDC Estates

**LETTINGS & MANAGEMENT BURY**

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

T: 01204 381 281

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

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](mailto:bolton@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).

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

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

