



**CROSS STREET, FARNWORTH, BL4 7AJ**



- Three bedroom semi quasi
- Private off-road car parking
- Generous enclosed rear garden
- Detached single garage for storage.
- Large bathroom with white suite
- Gas combi CH, UPVCDG
- Ideal 1st home / for growing families
- Walkthrough viewing video available



**Offers in the Region Of £170,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: bolton@cardwells.co.uk

**BURY**

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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A three bedroom quasi semi (one of only four) with generous rear garden and private off-road car parking to the front. This wonderful HOME is superbly located for easy access to the centre of Farnworth, shops, schools, restaurants, and easy access to both the motorway and the railway networks. This wonderful home may well be perfect for a growing family or perhaps a first time buyer, with accommodation which briefly comprises: entrance hallway, bay window lounge with feature electric fire, stylish fitted kitchen diner, first floor landing, three bedrooms and a generously proportioned bathroom suite. The rear garden is fully enclosed and designed for easy maintenance and all year round use and there is a detached single garage ideal for storage. The property benefits from UPVC double glazing, gas combination central heating and and a personal viewing is highly recommended. In the first instance there is a walk-through viewing a video of available to watch and then a personal inspection 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:**

**Entrance Vestibule:** 3' 5" x 4' 2" (1.041m x 1.261m) Stained glass UPVC entrance door, stairs off to the first floor.

**Living Room:** 14' 8" x 13' 2" (4.483m x 4.012m) UPVC bay window to the front which is completed with fitted blinds, radiator, stylish fireplace with electric fire, quality flooring, neutral decorations which feature wallpaper to the chimney breast.

**Kitchen diner:** 16' 3" x 6' 10" (4.959m x 2.092m) Quality professionally fitted kitchen with an excellent range of colour drawers, base and wall cabinets, oven/grill, gas hob with extractor over, integrated fridge, stainless steel sink and drainer with mixer tap over, UPVC window enjoying the aspect over the rear garden complete with fitted blinds, rear entrance door, access to the under stairs storage space.

**First floor landing:** 10' 0" x 2' 6" (3.046m x 0.76m) Drop down ladder access to the loft storage space, quality carpeting to the landing and the stairs.

**Bedroom One:** 11' 7" x 11' 10" (3.543m x 3.599m) UPVC Bay style window to the front, radiator, quality flooring, fitted wardrobes to one wall.

**Bedroom Two:** 10' 8" x 7' 11" (3.257m x 2.421m) UPVC window to the rear overlooking the rear garden, radiator, neutral decorations, quality flooring.

**Bedroom Three:** 9' 0" x 6' 0" (2.731m x 1.826m) UPVC window to the front, quality flooring, radiator, neutral decorations.

**Bathroom:** 10' 0" x 7' 8" (3.040m x 2.345m) A generously proportioned room comprising: pedestal wash hand basin, WC and bath with electric shower over and fitted glass shower screen, tall heated towel rail, wall mounted bathroom furniture, UPVC window fitted Blinds.

**Parking:** There is private off-road car parking to the front, we are advised that two cars can park side by side.

**Rear Garden:** Fully enclosed and has been landscaped with easy maintenance and all year round use in mind.

**Garage:** There is a detached single garage to the rear of the property which cannot be accessed via a car and is primarily used for storage purposes.

**Plot size:** Cardwells Estate Agents Bolton premarketing research indicates that the plot size is around 0.04 of an acre.

**Tenure:** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold with a term of around 800 years from 17th June 1948 and we are advised that the annual leasehold ground rent charge is around £3 per annum.

**Council Tax:** The property is located in the borough of Bolton and the Council tax band rating is A, with an approximate annual cost of £1,511.

**Flood Risk:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding.

**Conservation Area:** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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. A walk through viewing video is available to watch in the first instance at your convenience.

**Thinking of selling or letting a property in Bolton?** 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

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