

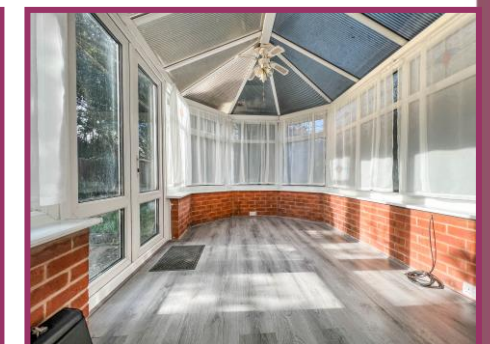
# Independent Estate Agents Cardwells

www.cardwells.co.uk

ASHBY CLOSE, FARNWORTH, BL4 7TS



- Three bedroom semi detached
- UPVCDG Conservatory to rear
- Ground floor guest WC
- Stylish fitted kitchen / diner
- White family bathroom with Jacuzzi
- Sizeable garage and driveway parking
- Woodland beyond the rear garden
- No upward chain delay



£210,000

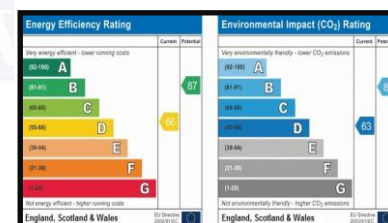
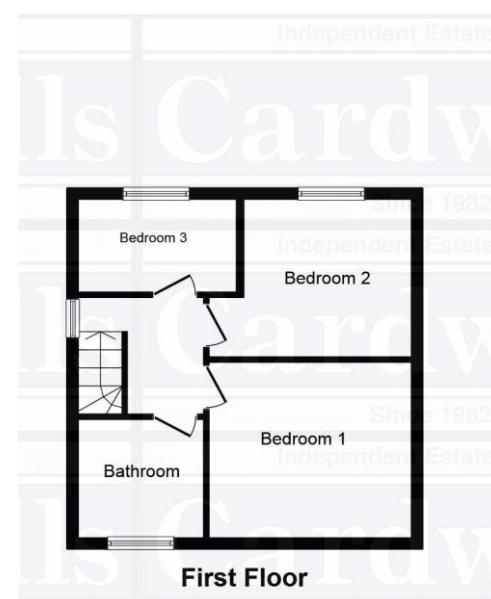
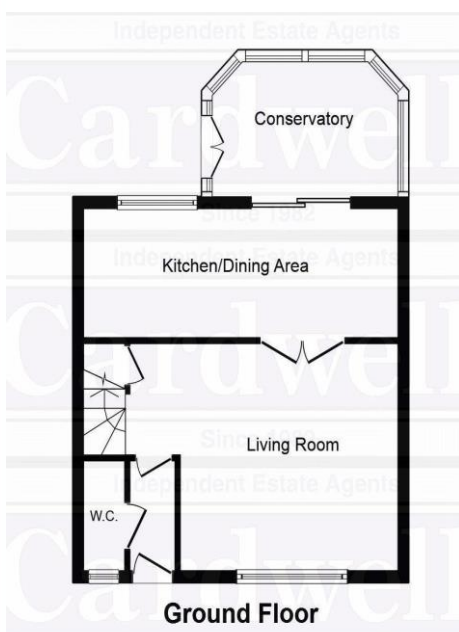
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Incorporating: Wright Dickson & Catlow, WDC Estates

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A three bedroom, extended, family home, offered for sale with early vacant possession, and no further upward chain delay. Our clients have recently improved the property, including new flooring and decorations which have been installed in the Autumn of 2023. The position of the property is superb as immediately to the rear of the garden is woodland so there are no further properties immediately behind. This gives a countryside feel yet the location is juxtaposed with being ideally placed for excellent modern every day amenities including: popular schools, shops, restaurants, transport links, motorway and railway, and sports clubs and facilities. The accommodation on offer briefly comprises: reception hallway, guest WC, living room, open plan dining kitchen, conservatory, three bedrooms (two fitted), and a stylish family bathroom suite, complete with Jacuzzi style bath. Externally the garage is over 7.5 meters in length and served by a driveway providing additional off road car parking. There are garden areas to the front and the rear. The family home benefits from UPVC double glazing, central heating, and importantly is sold with no further upward chain delay. There really is so much to admire that a viewing comes highly recommended. In the first instance, there is a walk-through viewing video available to watch at your convenience, then a personal viewing 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:**

**Entrance Hall** 5' 11" x 3' 3" (1.800m x 0.978m) UPVC entrance door with stained glass rose design to the windows, radiator, quality flooring, neutral decorations.

**W.C.** 5' 5" x 2' 9" (1.646m x 0.830m) A two piece suites, comprising wash hand, basin, and WC, radiator, UPVC window to the front.

**Living Room** 15' 10" x 16' 8" (4.835m x 5.090m) UPVC window to the front with fitted blinds, two radiators, quality flooring, neutral decorations, understands storage space off, spindle staircase to the first floor, double doors open into the kitchen diner.

**Kitchen/Diner** 15' 9" x 7' 3" (4.797m x 2.216m) Professionally fitted kitchen with excellent range of matching: drawers, base, and wall cabinets, integrated dishwasher, water, dispensing, fridge/freezer, circular, stainless steel sink, and mixer, tap over, Bosch oven/grill, Bosch electric hob with matching extractor above, UPVC window overlooking the rear garden, ceramic wall tiling, the dining table matches, the work surfaces, for stools, radiator, neutral decorations, sliding patio door into the conservatory.

**Conservatory** 8' 11" x 7' 8" (2.719m x 2.325m) UPVC windows to 3 sides and double UPVC doors off to the rear garden.

**Landing** 8' 2" x 5' 11" (2.499m x 1.804m) UPVC window to the rear, decorated walls, loft access point.

**Bedroom 1** 13' 2" x 9' 5" (4.023m x 2.866m) The master bedroom enjoys professionally, fitted bedroom furniture comprising: two double wardrobes, bedside units, display shelving, fridge and cabinets and dressing/study, space, radiator, UPVC window to the front, neutral redecorated, walls, quality flooring.

**Bedroom 2** 11' 2" x 9' 7" (3.411m x 2.909m) Professionally fitted bedroom furniture, providing wardrobes, drawers, display shelving, bridging cabinets, and a dressing area/study, space, quality flooring, radiator, UPVC window to the rear Aspect over the woodland.

**Bedroom 3** 7' 8" x 7' 8" (2.337m x 2.336m) Neutrally, decorated, radiator, quality flooring, UPVC window to the rear, enjoying the aspect over the woodland.

**Bathroom** 8' 3" x 5' 10" (2.505m x 1.777m) A white three-piece bathroom suite comprising: corner Jacuzzi, bath with shower over, pedestal, wash, handbasin, and WC, heated towel rail, UPVC window to the front, stylish mirror with matching lighting, ceramic wall tiling, spotlighting

**Front Garden** Predominantly laid to lawn set behind wrought iron railings.

**Rear Garden** Fully enclosed with fencing to 3 sides. Beyond the rear fence is the woodland which can be seen on the walk-through viewing video. The garden area is divided into two sections with a patio area and land section. Perhaps giving a superb blend of space for children to play and for entertaining.

**Garage** 25' 2" x 8' 5" (7.662m x 2.572m) The garage to the side of the property is of a particularly generous length, being over 7 1/2 m, there is a vehicle open over access door to the front, UPVC window and UPVC pedestrian door to the rear, power and lighting. The garage is served by the driveway which provides further off-road parking.

**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)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 800 years from 1 January 1989

**Council tax:** Cardwells estate agents Bolton research shows the property is band B annual charges of £1524

**Plot size:** Cardwells estate agents Bolton research shows the approximate plot size is 0.06 acre

**Flood risk information:** 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.

**Thinking of selling:** 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

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

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