



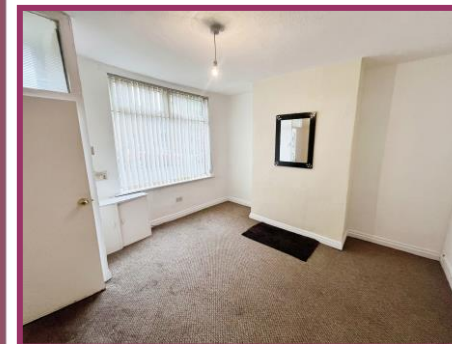
Independent Estate Agents
Cardwells Est. 1982

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CAMPBELL STREET, FARNWORTH, BL4 7NF



- No onward chain
- Two good sized bedrooms
- Lounge
- Kitchen and utility
- Majority double glazed
- Gas central heating
- Close to local amenities
- Viewings recommended



Offers Over £95,000

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

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Located within a popular area of Farnworth and situated close to many local amenities is this good sized mid terrace property which is offered for sale with no onward chain. Internally the property comprises a lounge, inner hallway, kitchen and utility to the ground floor with two good size bedrooms and a three piece bathroom suite to the first floor. Further benefits to the property include majority double glazing and gas central heating. Externally the property is pavement fronted with an enclosed yard to the rear and gate leading to the back street. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: Radiator.

Lounge: 13' 1" x 12' 11" (3.98m x 3.93m) Double glazed window to the front, radiator.

Kitchen: 11' 7" x 9' 6" (3.54m x 2.89m) Understairs storage, radiator, double glazed window to the rear, wall mounted boiler, range of fitted wall and base units with space for an electric cooker, washing machine and fridge freezer. Stainless steel sink unit with drainer, tiled splashback to the walls.

Utility Room: 9' 0" x 5' 7" (2.74m x 1.70m) Double glazed and single glazed windows to the side, door to the side, fitted base units with stainless steel sink unit and drainer, space for washing machine.

Landing:

Bedroom 1: 13' 0" x 12' 10" (3.95m x 3.91m) Radiator, double glazed window to the front.

Bedroom 2: 8' 10" x 8' 0" (2.68m x 2.44m) Radiator, cast iron feature fireplace, double glazed window to the rear.

Bedroom 3: 12' 2" x 4' 6" (3.72m x 1.36m) Storage cupboard, wc, wash hand basin, panelled bath, double glazed window to the rear, radiator.

Externally: Pavement fronted with an enclosed yard to the rear and gate leading to the back street.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 900 years from 24 June 1887.

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1432.

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 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: 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

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). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

