



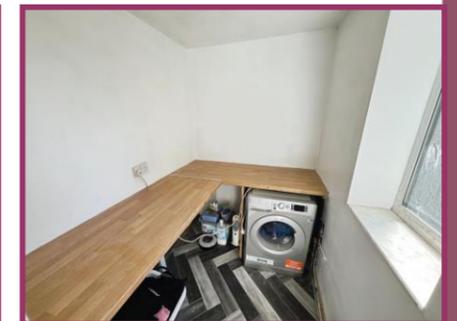
Independent Estate Agents Est. 1982  
**Cardwells**™

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**ST GERMAIN STREET, FARNWORTH, BL4 7BQ**



- Garden fronted mid terrace
- Two good size bedrooms
- South east facing rear yard
- Not overlooked to the rear
- Kitchen diner and utility
- Good sized lounge
- Gas C,H and double glazing
- Close to local amenities and commuter routes



**Offers in the Region Of £130,000**

**BOLTON**

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

**BURY**

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

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Located within a popular area of Farnworth is this well presented garden fronted mid terraced home. The property is located close to many local amenities and is superb for the commuter with St Peter's Way being a short drive away. Internally the property comprises a lounge, kitchen/diner and utility to the ground floor with two good sized bedrooms and a three piece bathroom to the first floor. Externally the property is garden fronted with a low maintenance garden to the rear which is south east facing with a decking/seating area and gates to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule:** Ceiling light point, tiled floor, door leading into the lounge.

**Lounge:** 14' 2" x 13' 11" (4.31m x 4.25m) Ceiling light point, wall lamps, radiator double glazed window to the front.

**Kitchen:** 13' 11" x 9' 9" (4.23m x 2.97m) Ceiling light points, under stairs storage, radiator, range fitted wall and base unit with extractor fan, integrated electric hob and electric oven, space for a fridge freezer, stainless steel sink with mixer tap and drainer, tiled splashback to the walls, double glazed window to the rear.

**Inner hallway:** Ceiling light point, door leading to the yard.

**Utility room:** 6' 4" x 5' 0" (1.92m x 1.53m) Ceiling light point, double glazed window to the side, space for a washing machine and dryer.

**Landing:** Suspended ceiling with spotlights.

**Bedroom 1:** 13' 11" x 12' 2" (4.24m x 3.70m) Ceiling light point, double glazed window to the front, radiator.

**Bedroom 2:** 14' 11" x 6' 9" (4.54m x 2.05m) Ceiling light point, double glazed window to the rear, radiator, loft access.

**Bathroom:** 9' 9" x 6' 9" (2.96m x 2.07m) Ceiling light point, wall mounted boiler, wall mounted vertical ladder radiator, double glazed window to the rear, three-piece suite incorporating a WC, pedestal sink, panel bath with electric shower above, tiled splashback to the walls.

**Outside:** To the front of the property there is a low maintenance garden and the rear of the property. The rear is south east facing and is a low maintenance with gate to the rear and decking/seating area.

**Viewings:** All viewings are by 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 Freehold.

**Council tax:** Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

**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 or letting 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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. 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 Estate Agents Bolton 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)

**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).

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