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KILDARE STREET, FARNWORTH, BL4 9NX



- Superb 2 bedroom terraced
- Show home standard of presentation
- Gas C.H, uPVC D.G, Video to view
- Lounge with bay window
- Spacious open plan dining rm & patio doors
- Ftd kitchen oven/hob
- White bath suite plus shower cubicle
- Modern paved and Astroturf patio garden



£164,950

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Cardwells
 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

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This is a superb terraced house, presented to the highest of standards with the benefit of gas combi central heating and uPVC double glazing. The location is on a wide road with easy parking, facing semi detached houses, Another major advantage is the patio garden, please refer to photos and the viewing video. Comprises porch, lounge, dining room with stairs off and double doors out to the garden. Fitted kitchen two bedrooms, modern white bathroom suite plus glass shower cubicle. Viewing of this property is with our highest recommendation but please watch the video. Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Integral porch, composite entrance door opens to the lounge.

Lounge: 15' 3" x 13' 5" (4.64m x 4.10m) into square bay uPVC square bay window, black and white marble fireplace with inset gas flame fire, laminate flooring, radiator.

Dining room: 14' 2" x 13' 5" (4.32m x 4.10m) Open plan with stairs off, feature fireplace and electric fire, laminate flooring, under stairs storage cupboard, double uPVC double glazing doors out to the patio garden, radiator.

Kitchen: 13' 1" x 7' 7" (4.00m x 2.30m) Superb professionally fitted kitchen with a host of base and wall cabinets, larder cupboard and ample worktop space, built in oven/grill and hob with extractor hood. Plumbing for automatic washing machine, uPVC double glazed window, composite stable style rear door, radiator.

Bedroom 1: 15' 3" x 13' 5" (4.64m x 4.10m) Large walk in wardrobe, uPVC double glazed window, radiator.

Bedroom 2: 13' 9" x 6' 0" (4.20m x 1.82m) Fitted mirror wardrobes, uPVC double glazed window, radiator.

Bathroom: 8' 10" x 7' 2" (2.7m x 2.18m) Modern white suite comprising of an off set bath, w.c, wash basin and corner shower cubicle with electric shower. Half tiled walls, uPVC double glazed window, heated towel rail, built in cupboard with gas combi central heating boiler.

Garden: Small forecourt front garden. Rear patio garden which is fenced and has has both modern paving and Astroturf, garden shed, outside light and tap.

Viewings: All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold, ground rent £4 per annum. 990 years from 25 December 1907

Council tax: Cardwells Estate Agents Bolton research shows the council tax band is A annual charges 2023/2024 £1359.24

Plot size: Cardwells Estate Agents Bolton research shows the approximate plot size is 0.30 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 or visit: 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 or visiting: www.Cardwells.co.uk

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