



Floor Plan

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

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**DIXON GREEN DRIVE, FARNWORTH, BL4 7EE**



- No onward chain
- First floor apartment
- Two double bedrooms
- Secure entry system
- Well presented throughout
- Communal gardens and parking
- Close to many local amenities
- Short drive to St Peters Way



**Offers Over £99,950**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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

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T: 0161 761 1215

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

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

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Incorporating: Wright Dickson & Catlow. WDC Estates



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Located on a quiet estate within the popular area of Farnworth, close to many local amenities including Moses Gate train station and Saint Peters Way which gives access towards Manchester. This first floor apartment is accessed via a secure entry system and is offered for sale with no onward chain. Internally the property comprises an entrance hallway with storage cupboards, two double bedrooms (the master with fitted wardrobes), a three piece bathroom suite incorporating a wc, wash hand basin and panelled bath, L-shaped lounge & diner and a fitted kitchen. Externally the property has communal gardens and communal parking to the front and 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). A walk through viewing video is available to watch in the first instance.

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

**Entrance Hallway:** Storage cupboard.

**Lounge/Dining Room:** 17' 8" x 13' 10" (5.39m x 4.21m) Double glazed windows to the front, storage heater.

**Kitchen:** 8' 1" x 7' 3" (2.46m x 2.21m) Double glazed window to the side, range a fitted wall and base units with extractor fan, electric hob and electric oven, sink with mixer tap and drainer, space for a washing machine and a fridge freezer, laminate effect flooring, tiled splashback to the walls.

**Bedroom 1:** 11' 1" x 9' 10" (3.39m x 3.00m) Fitted wardrobes, double glazed window to the rear, storage heater.

**Bedroom 2:** 10' 4" x 9' 11" (3.14m x 3.01m) Double glazed window to the rear, storage heater.

**Bathroom:** 8' 0" x 5' 6" (2.45m x 1.68m) Extractor fan, double glazed window to the side, three piece suite incorporating a wc, wash hand basin, panel bath with electric shower over, vinyl flooring, tiled splashback to the walls.

**Externally:** The property has communal gardens and communal parking to the front and the rear.

**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 999 years from 1 September 1997.

**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 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](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 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)

