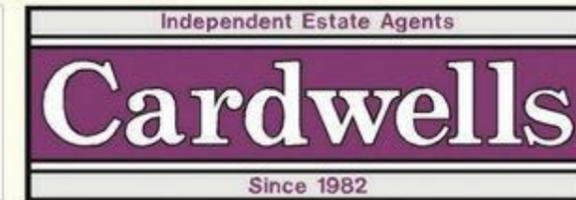


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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Incorporating: Wright Dickson & Catlow, WDC Estates

## KILSBY CLOSE, FARNWORTH, BOLTON, BL4 7TJ



- Lovely 1 bed terrace
- NO UPWARD CHAIN
- Very well presented
- Good corner plot position
- Cul-de-sac location
- Popular & convenient location
- UPVCDG, GC heating
- Viewing recommended!



**Offers Over £60,000**

**CARDWELLS BOLTON**  
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e: bolton@cardwells.co.uk

**CARDWELLS BURY**  
14 market Street BL9 0AJ  
t: 0161 761 1215  
e: bury@cardwells.co.uk

**WHITEFIELD/PRESTWICH**  
44 Bury Old Rd M45 6TL  
t: 0161 773 1011  
e: whitefield@cardwells.co.uk

**CARDWELLS M28**  
6 Memorial Rd M28 3AQ  
t: 0161 794 3434  
e: m28@cardwells.co.uk

A lovely one bedroom end of terrace property, on a great corner plot, with NO UPWARD CHAIN! Cardwells are pleased to offer for sale this well presented one bedroom property, which is situated within a popular and convenient location, close to Bolton and Farnworth centres. The area is well served with public transport links, including Moses Gate Train Station. Internally the house is well presented and viewing is recommended! The accommodation briefly comprises: Entrance hall, lounge and a modern kitchen. On the first floor, you will find the double bedroom and the bathroom, which has a modern white suite. Outside there is a delightful garden, which is mainly laid to lawn with floral and plant displays. The property also benefits from gas central heating and UPVC double glazing.

#### **Directions BL4 7TJ**

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

**Entrance Hall** 4' 11" x 4' 2" (1.50m x 1.27m) UPVC double glazed front door, radiator, staircase to landing.

**Lounge** 13' 9" x 5' 2" (4.19m x 1.57m) UPVC double glazed window (front aspect) feature gas fire.

**Kitchen** 11' 8" x 10' 7" (3.55m x 3.22m) UPVC double glazed window (side aspect) fitted modern wall & base units with complimentary work surfaces and tiled splash backs, built in oven & grill, inset 4 ring electric hob, stainless steel extractor hood above, inset single bowl single drainer stainless steel sink unit with mixer tap, space for automatic washing machine and a fridge, built in under stairs storage cupboard, radiator, tiled flooring.

**Landing** 5' 6" x 5' 9" (1.68m x 1.75m) Built in storage cupboard access to the loft.

**Bedroom** 10' 10" x 10' 7" (3.30m x 3.22m) UPVC double glazed window (front aspect) built in storage cupboard/wardrobes, radiator.

**Bathroom** 7' 9" x 6' 1" (2.36m x 1.85m) UPVC frosted double glazed window (side aspect) 3 piece white suite comprising, panel enclosed bath, low level w/c, wash basin, part tiling to the walls, tiled floor, chrome plated towel rail.

**Outside** There is a delightful garden which is mainly laid to lawn, with floral and plant borders.

**Price** Offers Over £60,000

**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party.



**Please note: all viewings are by appointment only through our BOLTON Office**