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Incorporating: Wright Dickson & Catlow, WDC Estates

PEAR TREE PLACE, FARNWORTH, BOLTON, LBL4 9RX



- Secure upper level apartment
- Two double bedrooms
- Pleasant views front & rear
- 100% out right ownership
- Open plan lounge diner
- Quality fitted kitchen
- Allocated car parking
- UPVCDG, gas central heating



£69,995

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A secure upper level apartment offered to the market in an excellent order throughout situated in a cul-de-sac position enjoying a pleasant aspect over the school playing fields and benefiting from two double bedrooms. The property accommodation on offer briefly comprises hallway with walking storage off, open plan lounge diner which opens into the professionally fitted kitchen area, two double bedrooms and a modern white three-piece bathroom suite. We understand that there is allocated car parking and the property enjoys the use of the communal gardens. This superb home may make an ideal first time by our buy to let investment. As such your early personal inspection comes with the highest recommendations via an advanced appointment with Cardwells Estate Agents Bolton 01204381281.

Directions BL4 9RX

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway Telephone entrance system, radiator, loft access point. useful walking storage space off.

Open Plan Lounge Kitchen Diner 15' 2" x 14' 8" (4.62m x 4.47m) 2 UPVC double glazed windows to the front, two radiators, ample leisure and dining space with a carpeted finish, opening directly into the kitchen area. The kitchen is professionally fitted with a range of matching drawers, base and wall cabinets, oven/grill, four ring gas hob with extractor over, stainless steel single bowl sink and drainer, ceramic wall tiling.

Bedroom 1 10' 4" x 9' 9" (3.15m x 2.97m) UPVC double glazed patio doors create a Juliet balcony to the rear, which has the pleasant aspect over the school playing fields which can be enjoyed, radiator, personal door into the bathroom.

Bedroom 2 10' 0" x 5' 5" (3.05m x 1.65m) UPVC double glazed window, radiator.

Bathroom 7' 2" x 6' 0" (2.18m x 1.83m) A white three-piece bathroom suite comprising: WC, pedestal wash hand basin and bath with shower over, ceramic wall tiling, radiator.

Parking We understand that there is allocated car parking in the carpark.

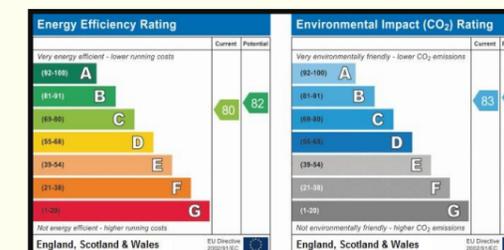
Gardens We are advised that the property enjoys use of the communal garden areas.

Viewings Your early personal inspection comes with the highest recommendations via an advanced appointment with Cardwells Estate Agents Bolton on (01204) 381281.

Management Fees We are awaiting confirmation of the management fees and what is included.

Price £69,995, Including carpets, fixtures & fittings.

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