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**7 DARLEY GROVE, FARNWORTH, BL4 7RZ**



- Spacious family size home
- 3 bedrooms, 2 reception rooms
- Larger than average terrace
- Popular & convenient location
- Ideal first time purchase
- Close to town centre & train station
- Gardens to the front and rear
- No upward chain involved



**£189,950**

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

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

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

Incorporating: Wright Dickson & Catlow, WDC Estates



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A fantastic opportunity to purchase this larger than average three bedroom mid terrace house, situated in a popular and convenient location. The property is offered for sale with 'no upward chain involved' Darley Grove is within walking distance of Farnworth train station and the town centre. St Peters Way (A666) and the motorway network are within easy reach. The accommodation briefly comprises vestibule, lounge, dining room, kitchen and a utility room. Upstairs there are three bedrooms and a family bathroom. Outside there is a small garden to the front and a garden/yard to the rear. The property also benefits from UPVC double glazed windows and gas central heating. To arrange a viewing please contact Cardwells estate agents Bolton, 01204 381281 [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

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

#### **Vestibule**

**Lounge:** 17' 0" x 12' 1" (5.18m x 3.68m) UPVC leaded light, double glazed window to the front, radiator below, dado rail, wall mounted electric fire, coving to the ceiling, doors opening through to:

**Dining Room:** 16' 6" x 17' 0" (5.03m x 5.18m) UPVC double glazed French doors to the rear garden, radiator, coving to the ceiling, spindle staircase leading to the first floor landing.

**Kitchen:** 10' 2" x 9' 0" (3.10m x 2.74m) UPVC double glazed window to the rear, range of fitted wall and base units with complimentary working surfaces and tiled splashback's, inset 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, space for a range cooker, space for a fridge freezer, tiled floor, door leading to:

**Utility Room:** 9' 0" x 6' 2" (2.74m x 1.88m) Fitted wall and base units, complimentary working surfaces, tiled splash backs, space for a washing machine, tiled floor, radiator, UPVC double glazed door to the garden.

**Landing:** Coving to the ceiling, access to the loft space, built in storage cupboard.

**Bedroom One:** 11' 10" x 10' 2" (3.60m x 3.10m) UPVC leaded light double glazed window to the front, radiator.

**Bedroom Two:** 11' 6" x 9' 0" (3.50m x 2.74m) UPVC leaded light glazed window to the rear, radiator below, coving to the ceiling.

**Bedroom Three:** 11' 10" x 6' 7" (3.60m x 2.01m) UPVC double glazed window to the front, radiator, coving to the ceiling.

**Bathroom:** 11' 2" x 7' 6" (3.40m x 2.28m) UPVC frosted double glazed window to the rear, panel enclosed bath, shower cubicle, close couple WC, wash basin, radiator, part tiling to the walls, built-in airing cupboard, coving to the ceiling.

**Externally:** To the front there is an enclosed paved garden. To the rear is an enclosed garden with paved areas.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 998 years from 27 November 1888.

**Council Tax:** Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band A with Bolton Council at an approximate cost of around £1432 per annum.

**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)

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