



Cawdor Avenue, Farnworth, Bolton, BL4 7HU

£259,950

LARGE EXTENDED 4 BEDROOM, 2 RECEPTION ROOM, 2 BATHROOM SEMI DETACHED. STUNNING OPEN VIEWS TO FRONT. This deceptive, heavily extended, semi detached offers spacious, flexible accommodation which must be viewed. Warmed by gas central heating and double glazed, the property comprises: Entrance hallway, lounge, large family/dining room with bi fold doors opening into the kitchen, utility room, and modern ground floor shower room. The first floor reveals 4 bedrooms (master with fitted wardrobes) and a modern family bathroom completes the inside space. Externally, although not boasting full off road parking, the large front garden could be transformed into a double driveway just by installing a drop kerb. The rear boasts a large enclosed garden with superb decked and paved patio areas, ideal for those lazy summer barbecues. **BUYERS NOTES** We have been advised by the owners of the below details but advise clarification from your solicitor /conveyancer and surveyor prior to purchase: Age Band property built - 1930 - 1949 Lease status - Leasehold Ground rent payable - £4.20 p.a. Length of remaining lease - 907 years No ground rent review period



ACCOMMODATION

Front Garden/Driveway

Block paved driveway, established borders, gated entrance.

Entrance Hall 7' 9" x 6' 1" (2.36m x 1.85m)

Double glazed entrance door, radiator, twist and turn spindle staircase to First Floor, PVC double glazed window to front, under stairs cupboard.

Lounge 18' 2" x 11' 0" (5.53m x 3.35m)

PVC double glazed bay window to front, wooden floor, radiator, inset gas fire, sliding doors to:



Family Room/ Dining Area 23' 0" x 9' 9" (7.01m x 2.97m)

PVC double glazed window to rear, PVC double glazed bi-folding doors, laminate floor, radiator.



Kitchen 13' 5" x 7' 9" (4.09m x 2.36m)

Modern range of wall and base units with an array of integrated appliances, including oven, ceramic hob, overhead extractor, plumbed for dishwasher, single drainer stainless steel sink unit with mixer tap and tiled splash backs.

Utility Room 9' 8" x 3' 8" (2.94m x 1.12m)

Glass blocked window, plumbed for washer, sink unit.



Ground Floor Shower Room 6' 5" x 3' 5" (1.95m x 1.04m)

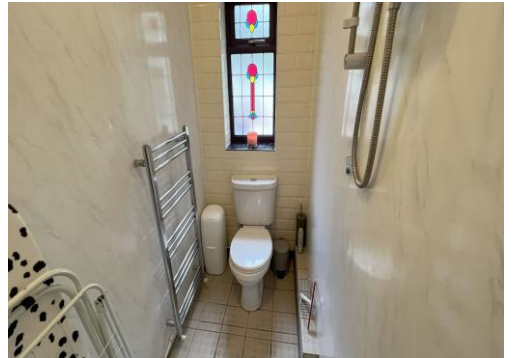
PVC double glazed window to front, shower area and W/C, chrome heated towel rail.

First Floor Landing

Loft access point.

Bathroom 6' 0" x 8' 0" (1.83m x 2.44m)

Three piece suite comprising of panelled bath with shower over and glass screen, hand wash basin with vanity unit, W/C, tiled walls, chrome heated towel rail, PVC double glazed window to front.



Master Bedroom 11' 6" x 11' 1" (3.50m x 3.38m)

Fitted wardrobes, laminate floor, PVC double glazed bay window to front, radiator.

Bedroom 2 13' 3" x 7' 1" (4.04m x 2.16m)

PVC double glazed window to rear, radiator.

Bedroom 3 11' 1" x 9' 2" (3.38m x 2.79m)

PVC double glazed window to rear, radiator, laminate floor.

Bedroom 4 9' 5" x 9' 4" (2.87m x 2.84m)

PVC double glazed window to front, radiator, laminate floor.

Rear garden

Enclosed garden with paved and decked patio areas, established borders, Summer house and fencing.



Energy rating and score

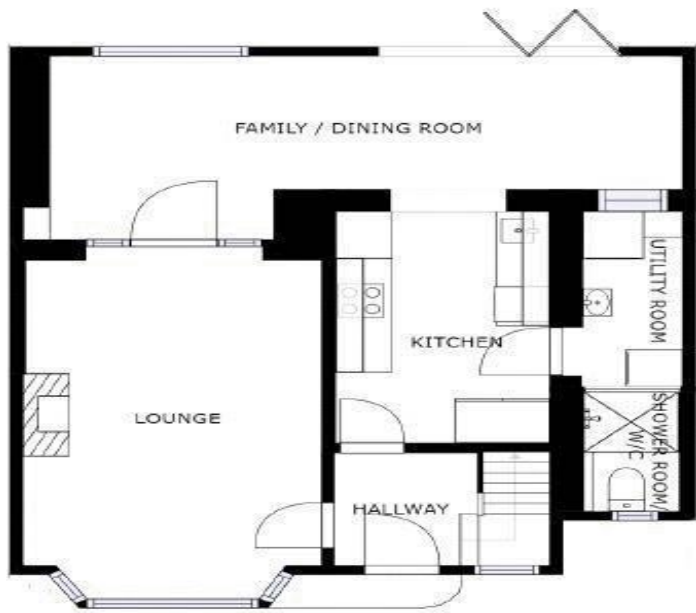
This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

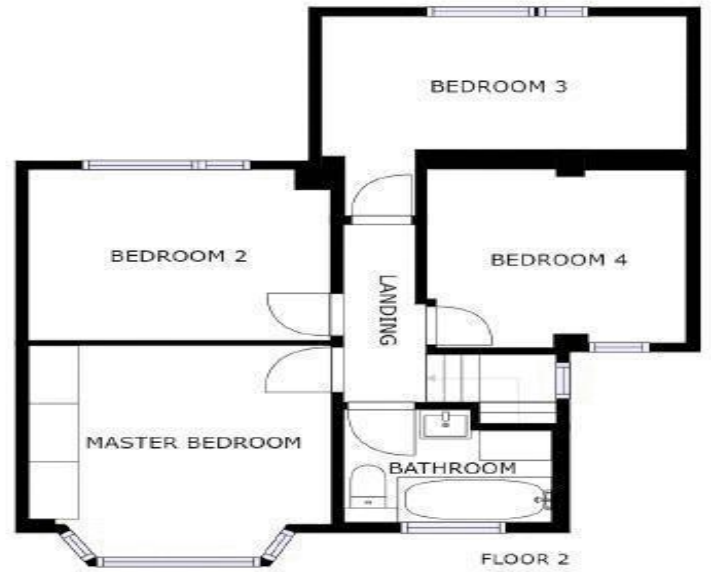
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.



FLOOR 1



FLOOR 2