



MISTORIA
ESTATE AGENTS



53 Westland Avenue Farnworth

£170,000
Leasehold

VACANT
NO CHAIN

Nestled on the charming Westland Avenue in Farnworth, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,163 square feet, the property boasts ample living space, making it an ideal choice for families or those seeking extra room to grow.

Upon entering, you will find two inviting reception rooms that provide versatile spaces for relaxation and entertainment. These well-proportioned areas are perfect for hosting gatherings or enjoying quiet evenings at home. The property features three spacious bedrooms, each designed to offer a peaceful retreat at the end of the day.




- VACANT PURCHASE • LARGE GARDENS • REQUIRED UPGRADE • GREAT INVESTMENT • GREAT FIRST HOME • VIEWING BY APPOINTMENT







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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