



**59 Highfield Drive, Farnworth, BL4 0RR**  
**Offers over £149,995**

PROPERTY  
PERSPECTIVE

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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We are delighted to offer for sale this well presented mid terraced house located in a popular area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a contemporary kitchen with modern units. Items of note include a contemporary bathroom and French doors to rear. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge, dining area and kitchen. There are 2 double bedrooms plus a family bathroom off the first floor landing.

There are well presented and upgraded gardens. There is off road parking to the front.

Tenure - Leasehold - 968 Years Remaining

Ground Rent - £100 per year

Council Tax - Band A

The property comprises.

### Ground Floor

#### Entrance Hall

With fitted flooring.

**Lounge 13'1"(max) x 12'5"(max) (4.01(max) x 3.79(max) )**

With fitted flooring.

**Kitchen 9'6" x 6'6" (2.92 x 1.99)**

Having a comprehensive range of high gloss wall and base units with complimenting laminate worktops. Integrated appliances include an oven, hob and hood plus tiled walls.

**Dining Area 9'6" x 6'3" (2.90 x 1.91)**

Patio doors for access to rear garden.

### First Floor

#### Landing

With fitted flooring.

**Bedroom 1 13'1"(max) x 8'2"(max) (4.01(max) x 2.50(max))**

With fitted wardrobes plus fitted flooring.

**Bedroom 2 13'1"(max) x 7'6"(max) (4.01(max) x 2.29(max))**

With fitted wardrobes plus fitted flooring.

**Bathroom 6'3" x 6'2" (1.91 x 1.88)**

Having modern white sanitary ware, chrome ladder radiator and shower with curtain to bath plus tiled walls.

### External

There are well presented and upgraded gardens. There is off road parking to the front.

