

59 Highfield Drive, Farnworth, BL4 ORR Offers over £149,995



The Property Perspective

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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  $13'1"(max) \times 12'5"(max) (4.01(max) \times 3.79(max))$  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))

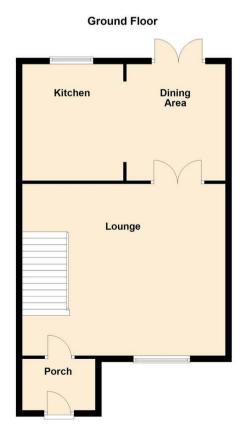
With fitted wardrobes plus fitted flooring.

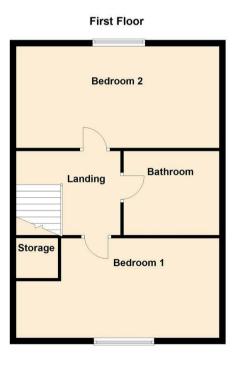
Bathroom 6'3" x 6'2" (1.91 x 1.88)

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.





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