



5 Lupin Avenue, Farnworth

In Excess of £200,000

**Miller Metcalfe**  
*Every step of the way*

# 5 Lupin Avenue

Farnworth, Bolton

This is a well-presented family home, being welcomed to the market in a popular location of Farnworth. Ideally located close-by to local transport links and Farnworth town centre, this is an ideal purchase for a first time buyer. In brief the accommodation briefly comprises; entrance hall with stairs to the first floor, lounge, fitted kitchen with oven, hob and extractor and space for a dining area. To the first floor there are three good size bedrooms and a contemporary three piece bathroom suite. Externally there is a driveway to the front, with access to the rear of the property. The rear garden has a patio area and a large raised decking area, perfect for enjoying the summer sun. There is also a summer house, the current owners use this as a bar/entertaining area and storage room. This is not an opportunity you can sleep on!

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

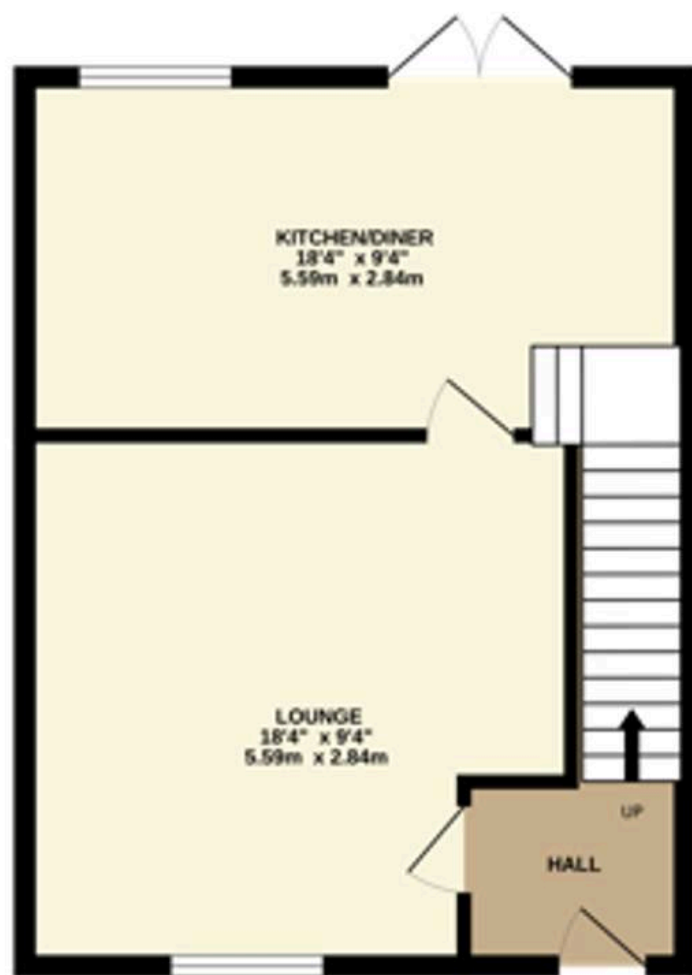




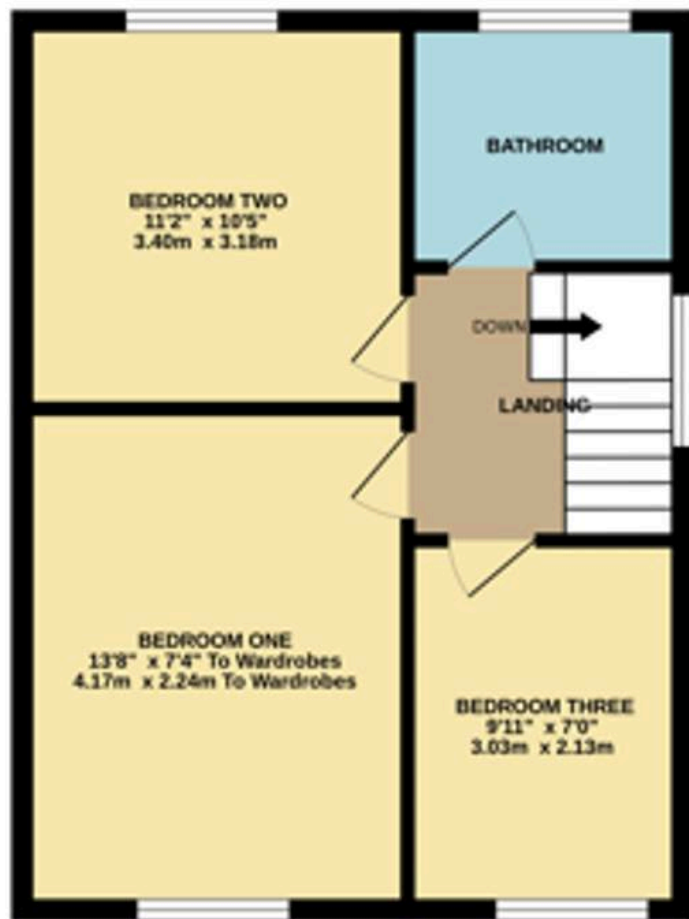




GROUND FLOOR  
425 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Miller Metcalfe - Bolton

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