



5 Leyburn Grove, Farnworth
£160,000

Miller Metcalfe
Every step of the way

5 Leyburn Grove

Farnworth, Bolton

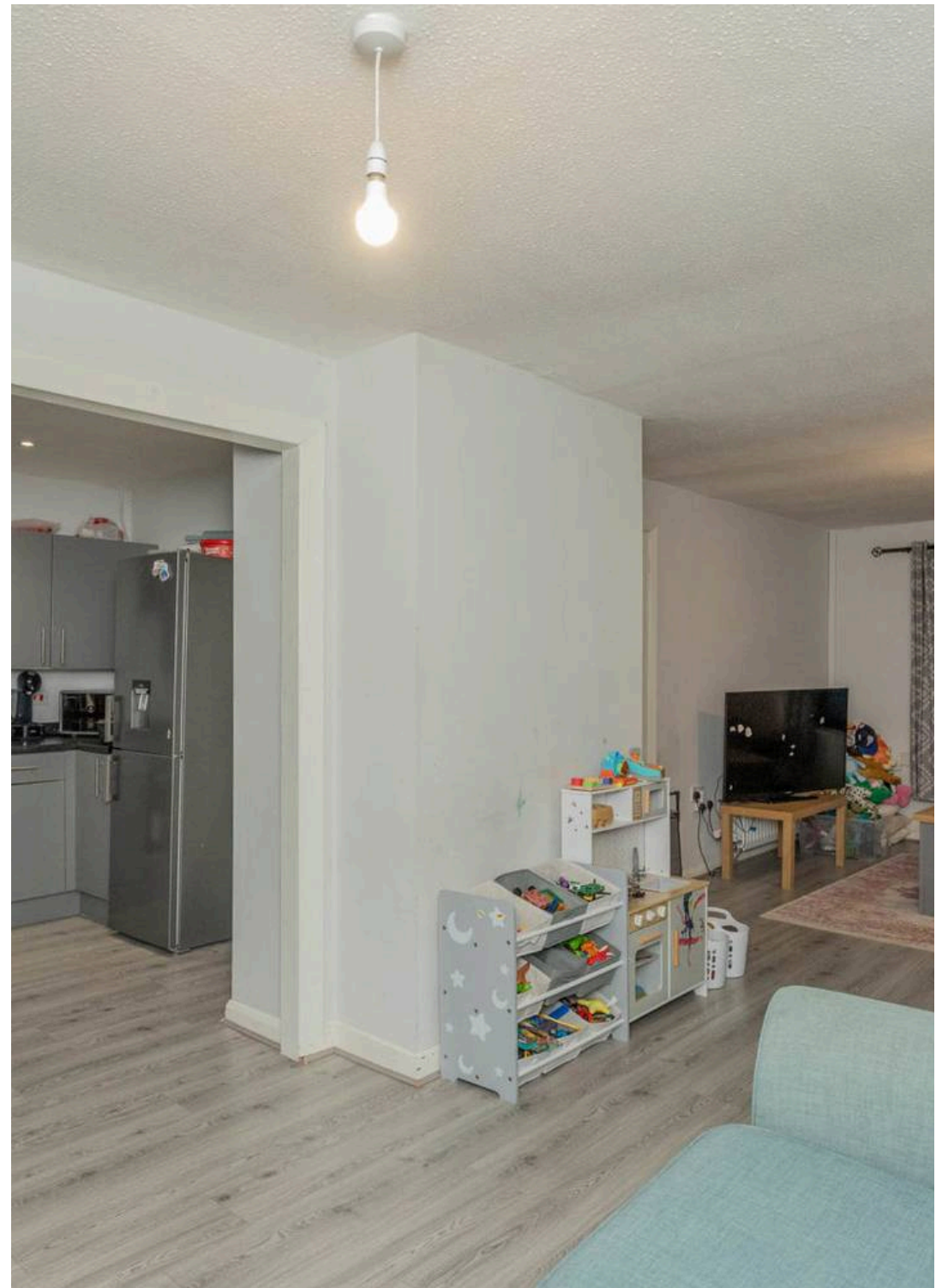
Attention First Time Buyers Well Appointed Three Bedroom Property Available Immediately With No Chain ** This well kept and nicely presented three bedroom property flows with neutral and modern decor that is ready to enjoy immediately. Surely perfect for a first time buyer, young couple or medium sized family, the property is available immediately without delay. Take advantage of an impressive open plan layout downstairs which incorporates a large living room, separate kitchen and ground floor cloakroom. Furthermore, there's three generous bedrooms and a family bathroom suite. Leyburn Grove is a quiet and well regarded location just off Bolton Road in Farnworth. A number of amenities are within walking distance such as shops, schools, leisure facilities and supermarkets. For those that need to commute and travel, there's great links to Manchester and beyond by road and rail.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

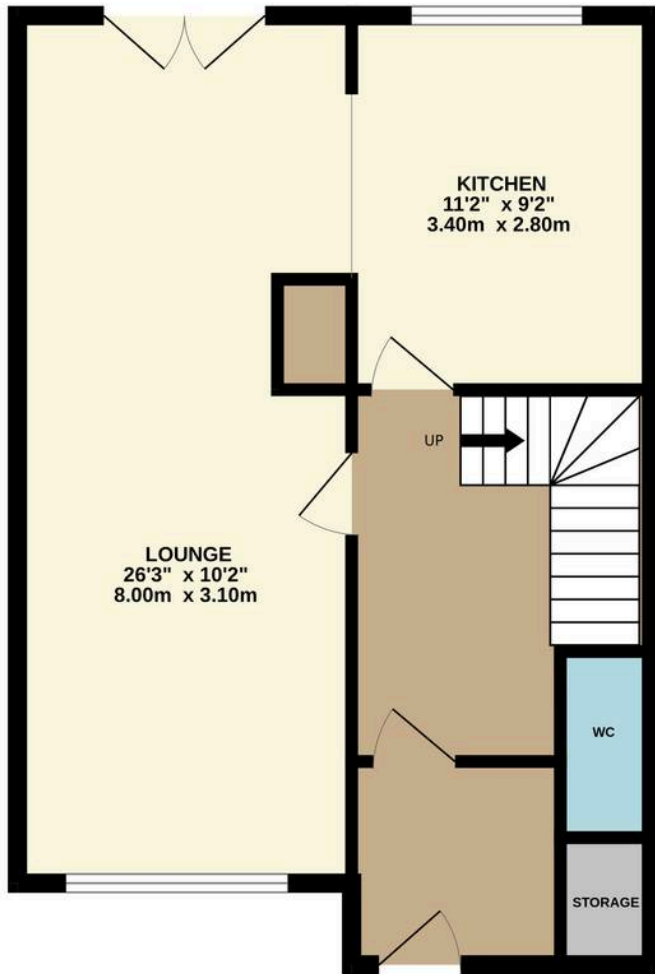




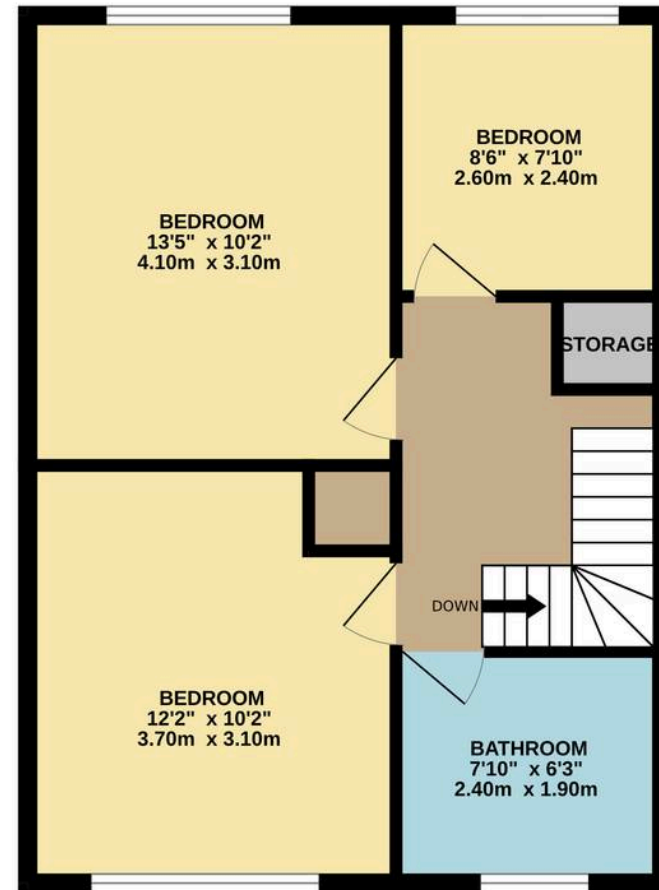




GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.4 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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