



**Philips Avenue, Farnworth, Bolton, BL4 9BJ**

**Offers in the Region Of £155,000**

Requires some cosmetic improvement and modernisation, priced accordingly! A spacious 3 bedroom end terraced home, located on Philips Avenue in the Farnworth area of Bolton in Greater Manchester. Close by to Farnworth town centre, Farnworth train station, the M60 motorway junction and Bolton Hospital. Plenty of local schools in the area including St Peters Primary school and St James High School. Briefly comprises of the following, a spacious front garden with a lawn, an entrance porch, a spacious lounge with a feature electric fire and surround, a fully fitted kitchen with an integrated gas hob and oven, a spacious open plan dining area with space for a good sized dining table and chairs, plus a large rear garden with a grass lawn. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, and a family bathroom including a basin, toilet and a shower cabinet. Comes with double glazed windows. Warmed by gas central heating via a combi boiler. An epc is ordered and will be live on the advert soon. Leasehold property with 939 years left on the lease, 10.00 per annum ground rent.



## ACCOMMODATION

### Front garden

A spacious front garden with a patio area and a grass lawn.

### Entrance Porch 7' 0" x 3' 7" (2.13m x 1.08m)

The entrance porch to the front of the property. Comes with a useful storage room to the right on entry. Fitted with a double glazed entrance door to the front aspect. Warmed by a gas central heated radiator.

### Lounge 12' 10" x 15' 11" (3.9m x 4.86m)

A spacious lounge to the front of the property. Comes with a feature electric fire and surround. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### Kitchen 11' 5" x 15' 10" (3.47m x 4.83m)

A fully fitted kitchen with an integrated gas hob and an oven. Plumbed in for a washing machine. A double glazed window is fitted to the rear aspect. Room size is for the full room including open plan dining area.

### Dining Area (open plan)

An open plan dining area within the kitchen. Space for a good sized dining table and chairs. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator. For room size see kitchen.

### Rear Garden

A spacious rear garden with a patio area and a grass lawn.

### Master bedroom 11' 5" x 10' 0" (3.48m x 3.05m)

A double sized Master bedroom to the front of the property. Space for fitted or free standing wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### Bedroom 2 10' 2" x 9' 11" (3.10m x 3.02m)

A second double sized bedroom to the rear of the property. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### Bedroom 3 6' 11" x 6' 2" (2.12m x 1.88m)

A single sized bedroom to the front of the property. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

### Family Bathroom 5' 0" x 6' 8" (1.52m x 2.04m)

A family bathroom including a vanity basin, toilet and a shower cabinet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.





