



11 Phethean Street, Farnworth

Offers in Region of £115,000

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

## 11 Phethean Street

Farnworth, Bolton

Central location within easy access to Farnworth town centre, the train station and the A666 for commuters to major motorway links. This terrace property with accommodation over three floors is an ideal first time buy or buy to let investor purchase. The property is being offered for sale with no onward chain.

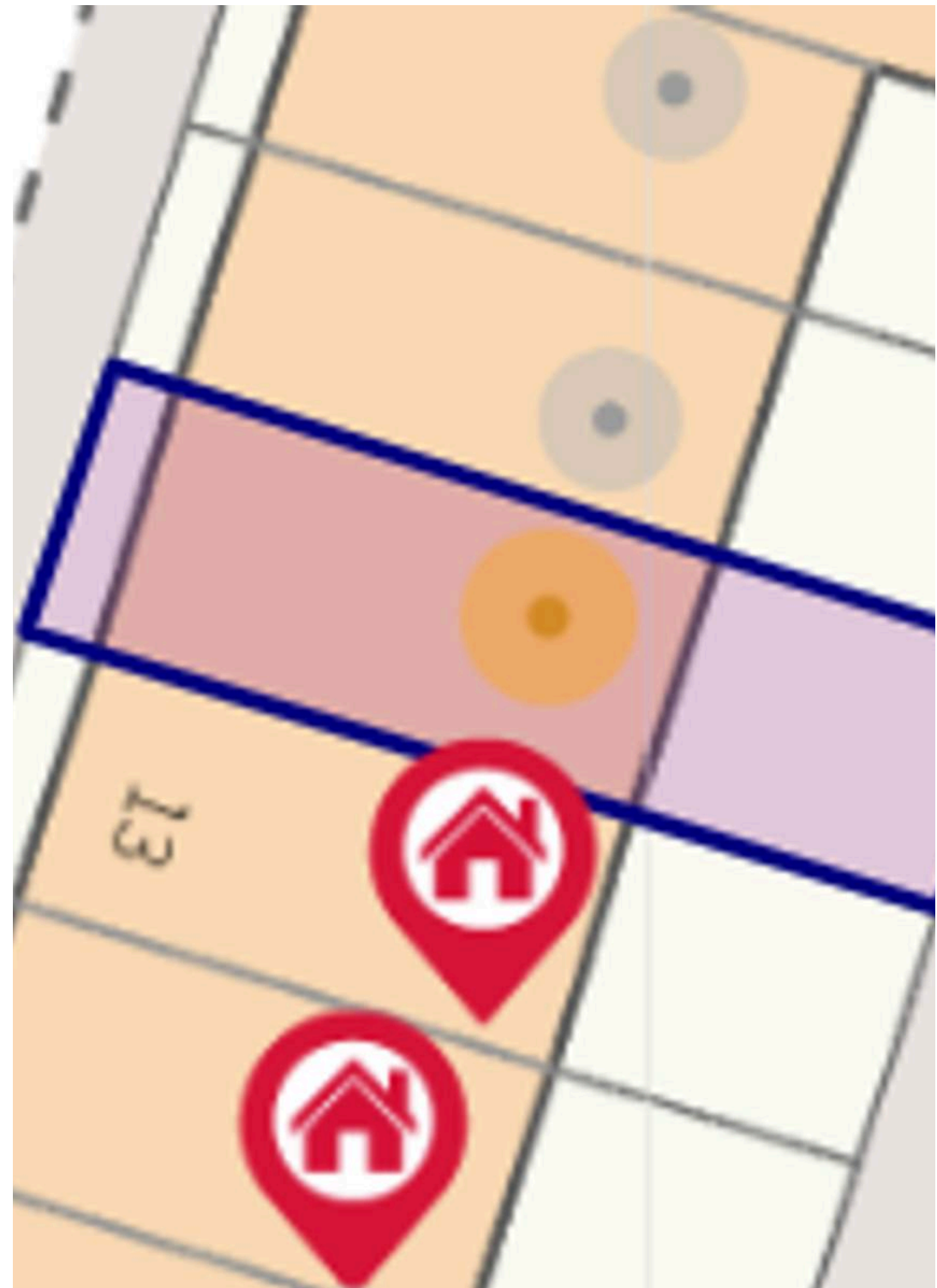
The property briefly comprises of vestibule, lounge, dining kitchen. To the first floor there is 2 good size bedrooms and a 3 piece bathroom suite. To the second floor is a loft room. Externally the property has a rear yard.

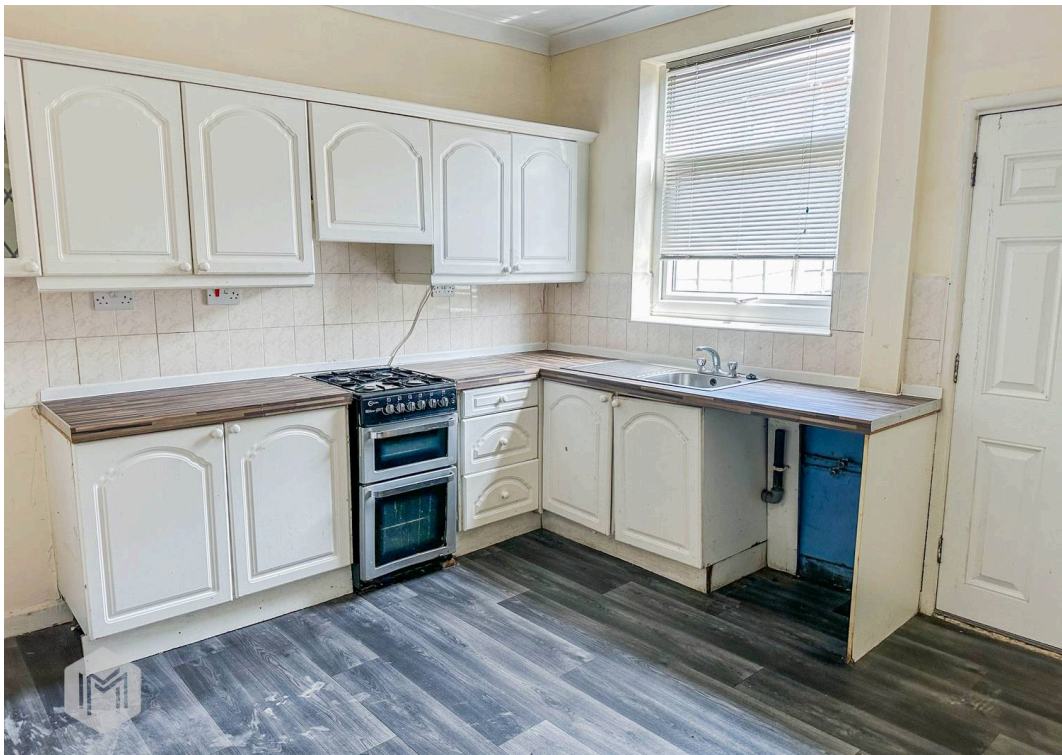
Council Tax band: A

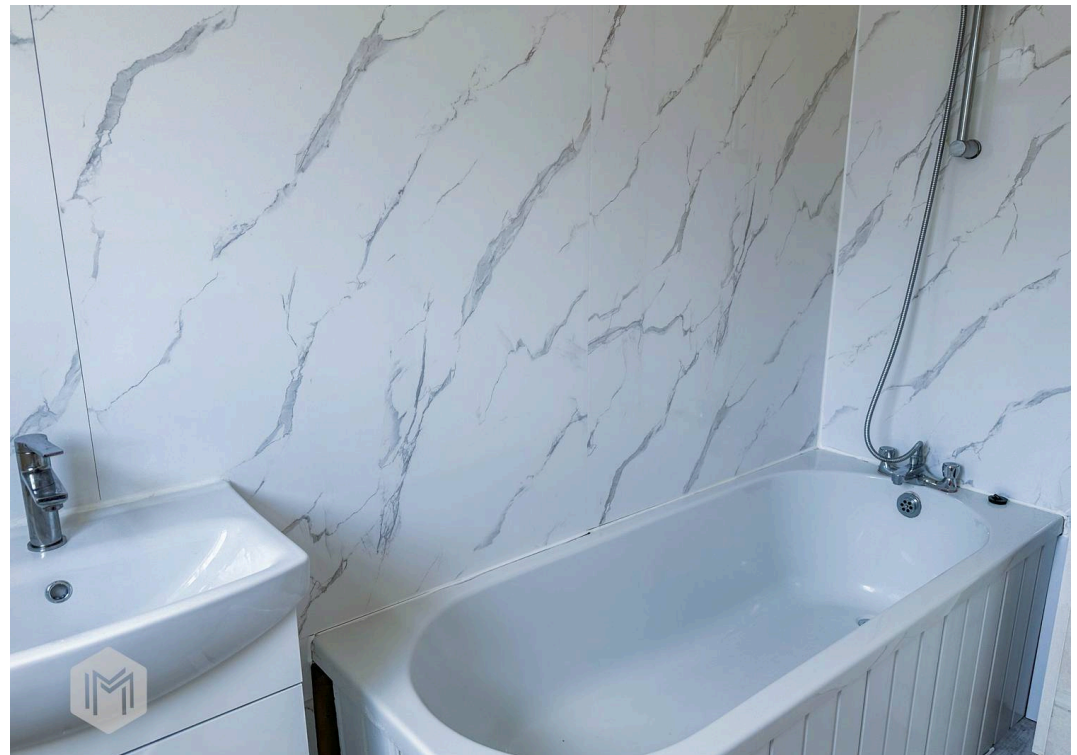
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

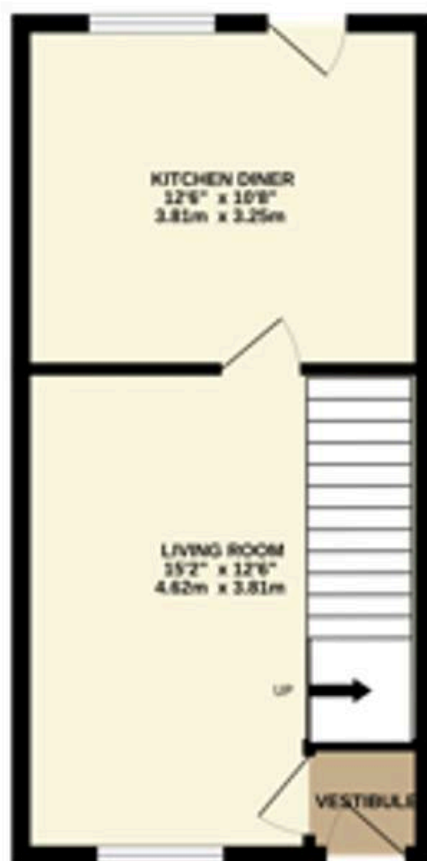




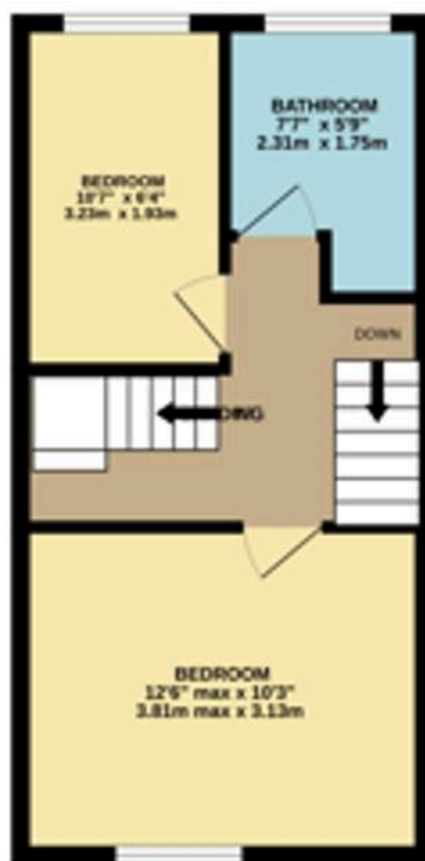




GROUND FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



2ND FLOOR  
120 sq.ft. (11.2 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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