



59 Philips Avenue, Farnworth, Bolton, BL4 9BJ
Offers in excess of £195,000

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

Front

Lawn, tandem driveway, single garage at rear, solar panels.

Situated in the well-established residential area of Farnworth, this property on Philips Avenue enjoys convenient access to a wide range of local amenities including shops, supermarkets, cafés and leisure facilities. Families are well served by reputable schools such as Harper Green School and a variety of nearby primary schools. Commuters benefit from excellent transport links, with nearby rail connections and easy access to the M61 and A666, providing straightforward routes into Bolton, Manchester and beyond. The area also offers access to parks, walking routes and open green spaces, making it a practical and appealing location for family life.

This spacious three-bedroom semi-detached home offers well-proportioned accommodation with plenty of potential to personalise. The ground floor comprises a welcoming porch with useful built-in storage, leading into a generous living room featuring a gas fire and staircase to the first floor. To the rear, the kitchen/diner provides an excellent family space, fitted with a range of wall and base units, integrated double oven and gas hob, with double doors opening directly onto the garden. To the first floor are three bedrooms, including a principal bedroom with fitted wardrobes, alongside a family bathroom fitted with a three-piece suite and over-bath shower. Externally, the property benefits from an enclosed rear garden with patio, lawn and greenhouse, as well as side access to a tandem driveway and single garage. Additional benefits include solar panels, adding further efficiency to this attractive family home.

GROUND FLOOR

Porch 5'10" x 4'7" (1.8m x 1.4m)

Carpet, windows surround, door to living room, radiator, painted walls, integrated storage cupboard.

Living room 15'9" x 14'0" (4.82m x 4.27m)

Carpet, painted walls, radiator, window to front, stairs to first floor, gas fire.

Kitchen/diner 16'6" x 10'4" (5.04m x 3.16m)

Wall mounted and base units, integrated double oven, gas hob, door to side, double doors to garden, window to garden, storage cupboard under stairs, tiled floor, painted walls

FIRST FLOOR

Bedroom 14'1" x 9'4" (4.3m x 2.87m)

Front facing, window to front, fitted wardrobes, painted walls.

Bedroom 10'8" x 9'4" (3.26m x 2.86m)

Rear facing, carpet, radiator, window to rear.

Bedroom 7'6" x 6'3" (2.30m x 1.91m)

Front facing, window to front, carpet, radiator, painted walls.

Bathroom 6'4" x 5'10" (1.94 x 1.8m)

Three piece suite with over bath shower, window to rear, tiled floor, tiled walls, heated towel rail.

Rear garden

Patio, lawn, greenhouse, wood fence borders, solar panels on roof, side gate access to driveway and garage, tap.

