



60 Lavender Road, Farnworth  
£230,000

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

# 60 Lavender Road

Farnworth, Bolton

\*\*\*FOR SALE WITH NO ONWARD CHAIN\*\*\*TWO RECEPTION ROOMS\*\*\*THREE BEDROOMS\*\*\*LARGE PLOT\*\*\*

A spacious 3 bedroom family home. Located on Lavender Road in the Farnworth area of Bolton. Within easy walking distance of a number of sought after High Schools, including Mount St Josephs and St James, and close by to Bolton Hospital. Offers excellent transport links to the M60 and M61 motorway junctions.

Accommodation briefly comprises, an entrance hall with stairs rising to the first floor, spacious lounge, a second reception room and a fitted kitchen. Rising to the first floor are three bedrooms and a four piece bathroom suite.

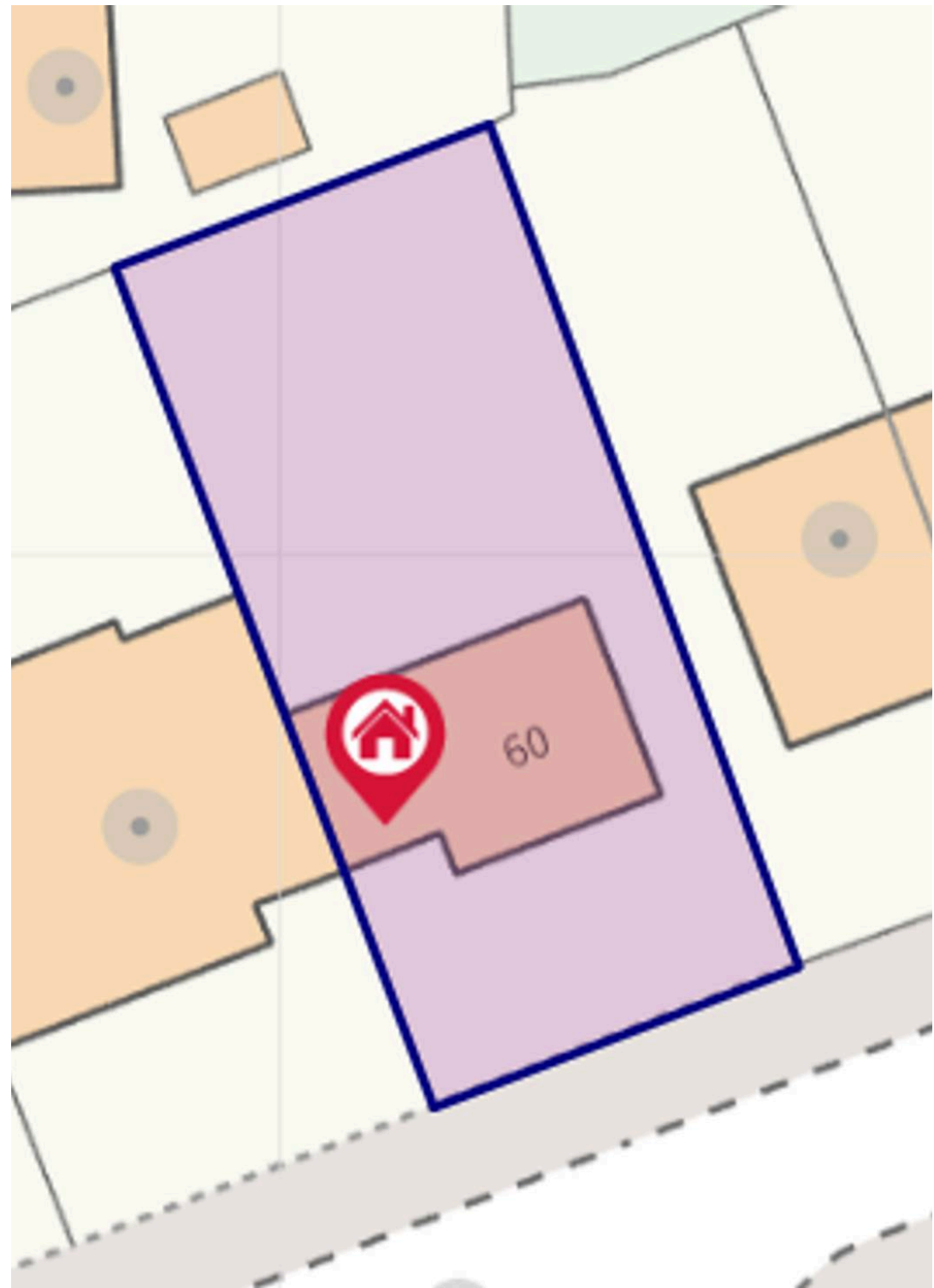
Outside the property sits on a generous plot with off street parking to the front and a rear garden which is mainly laid to lawn with a patio area.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





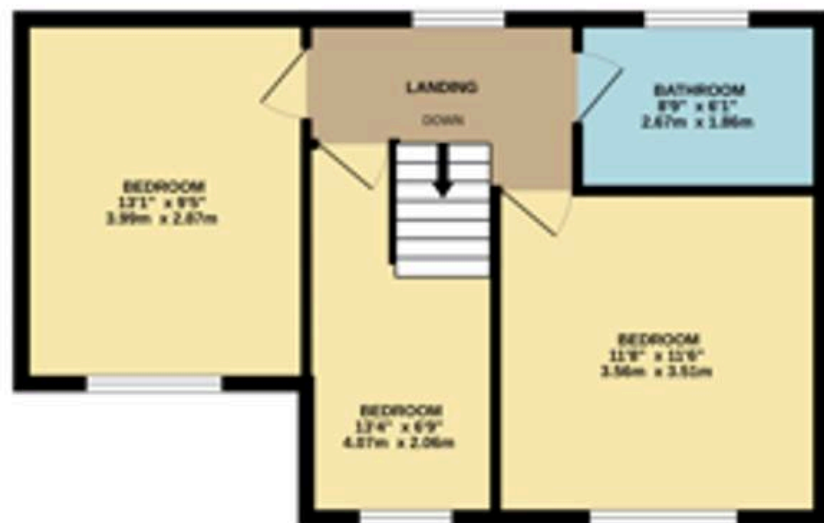




GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.

While 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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