



5 Brookhouse Avenue, Farnworth
£160,000

Miller Metcalfe
Every step of the way

5 Brookhouse Avenue

Farnworth, Bolton

*****CALLING ALL INVESTORS***IN NEED OF COMPLETE RENOVATION***OFFERED FOR SALE WITH NO ONWARD CHAIN*****

Located in Farnworth, this home is in an ideal spot for families, close to well-regarded schools. It offers excellent transport links via local bus routes and nearby access to the M61 and A666, making commutes to Bolton, Manchester, and Walkden convenient. With a Tesco, shops, bars, restaurants, and the nearby Blackleach Country Park and Reservoir, you've got everything you need right on your doorstep.

The property requires complete modernisation throughout. Internal viewing essential to appreciate the amount of potential this property has to offer.

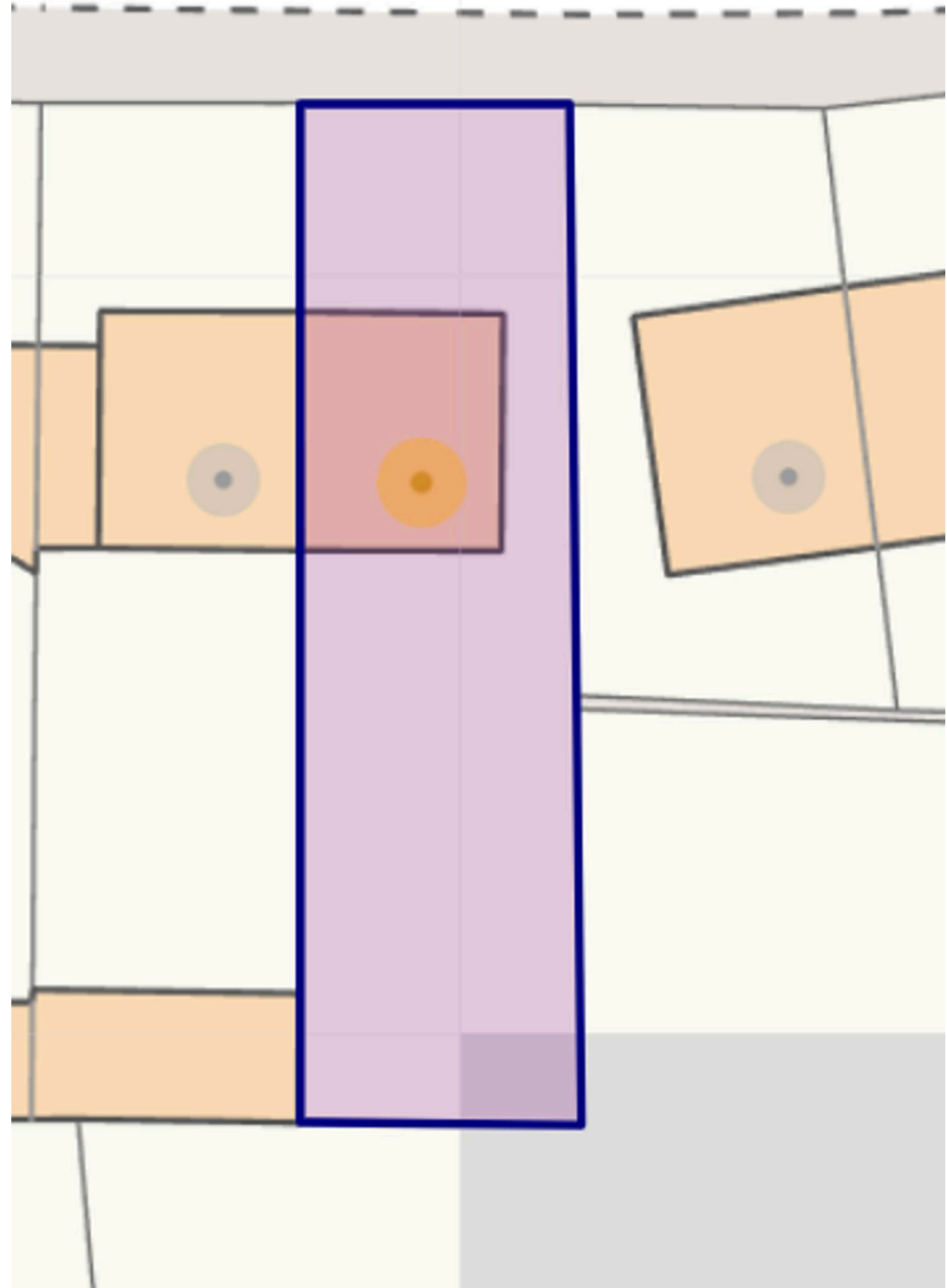
Accommodation briefly comprising entrance hall, lounge, dining kitchen and a guest wc. Rising to the first floor are three good sized bedrooms and a family bathroom. Outside the property sits on a generous plot a garden and off street parking to the front and a larger than average rear garden which is on two levels.

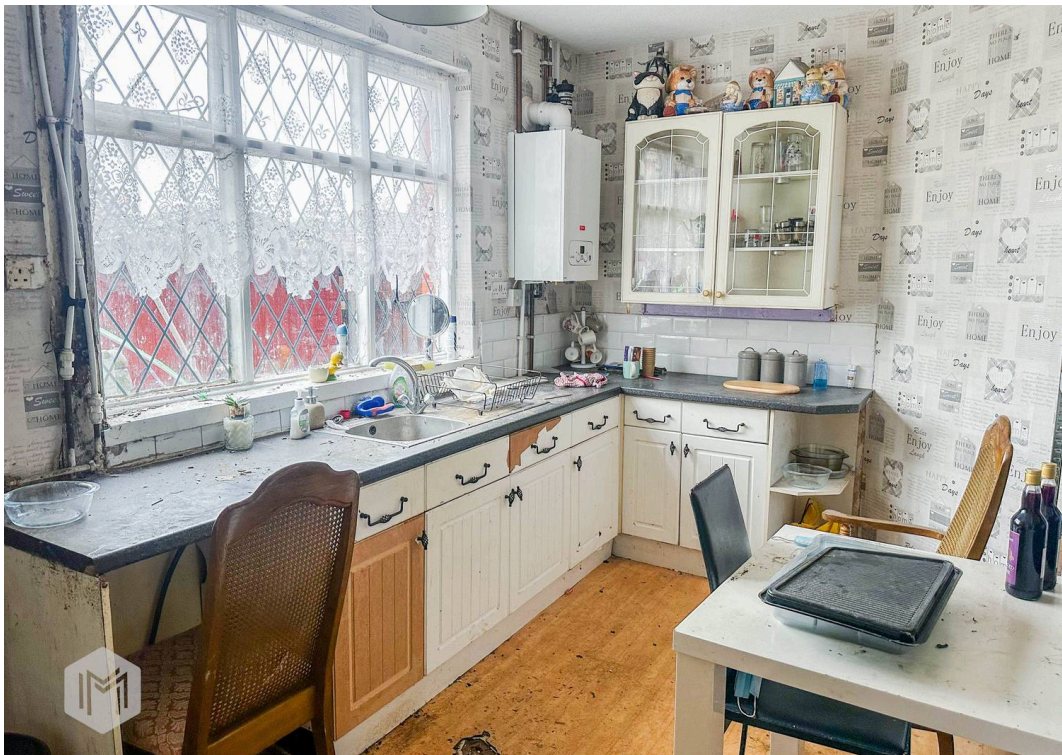
Council Tax band: A

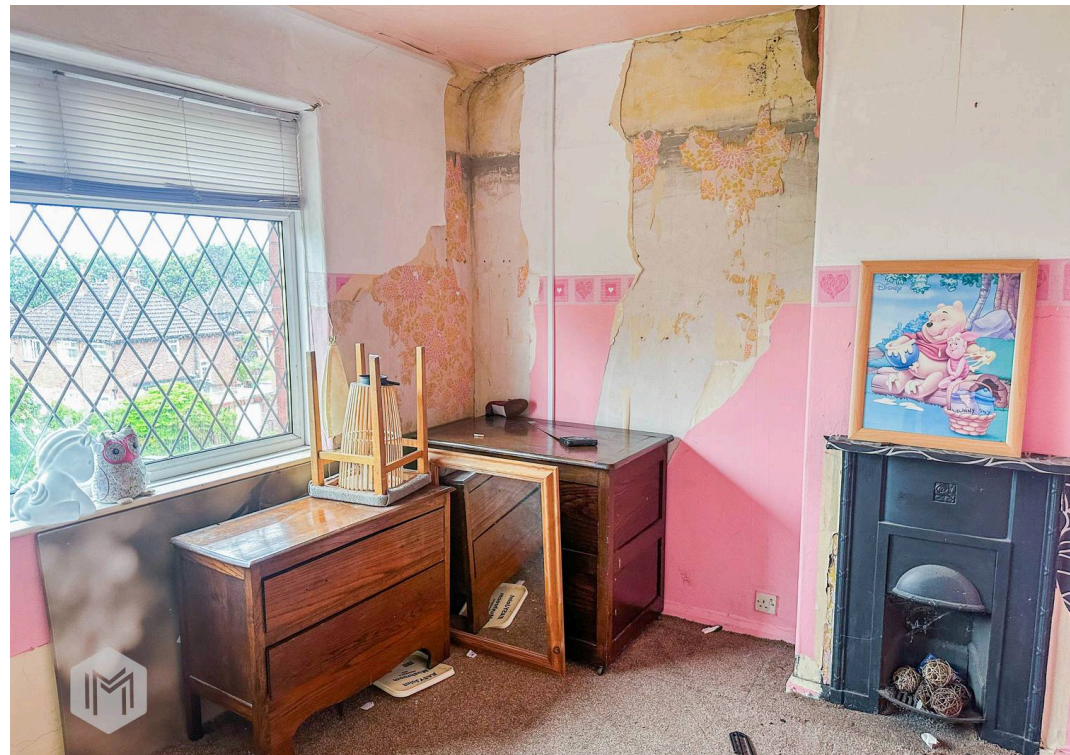
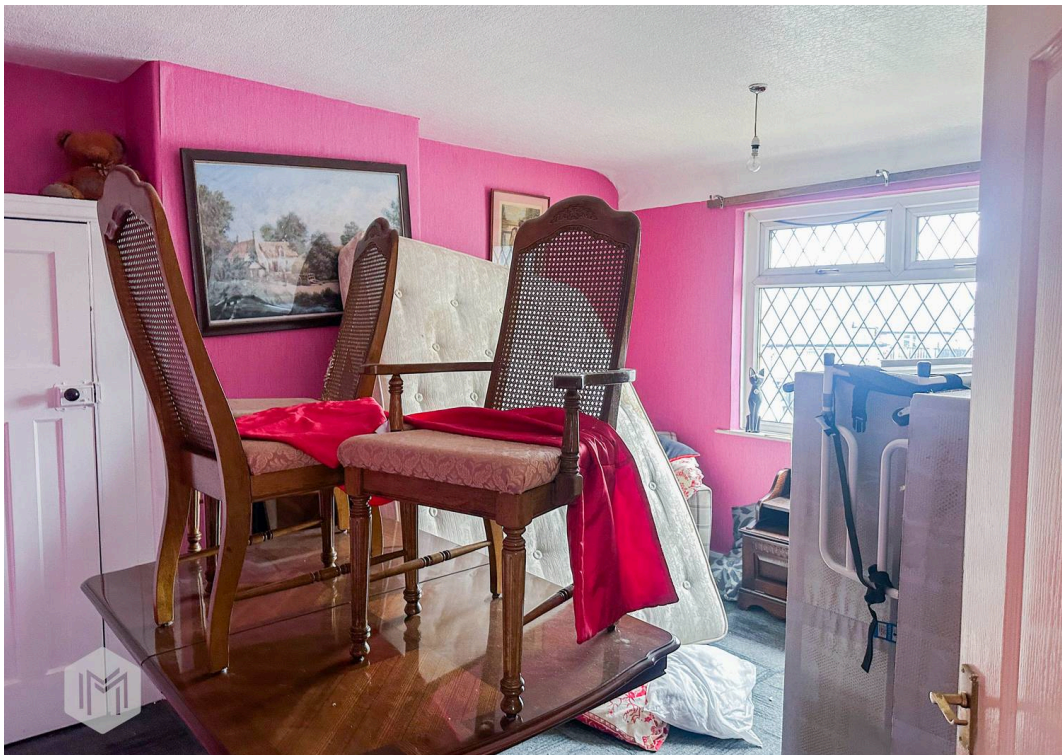
Tenure: Leasehold

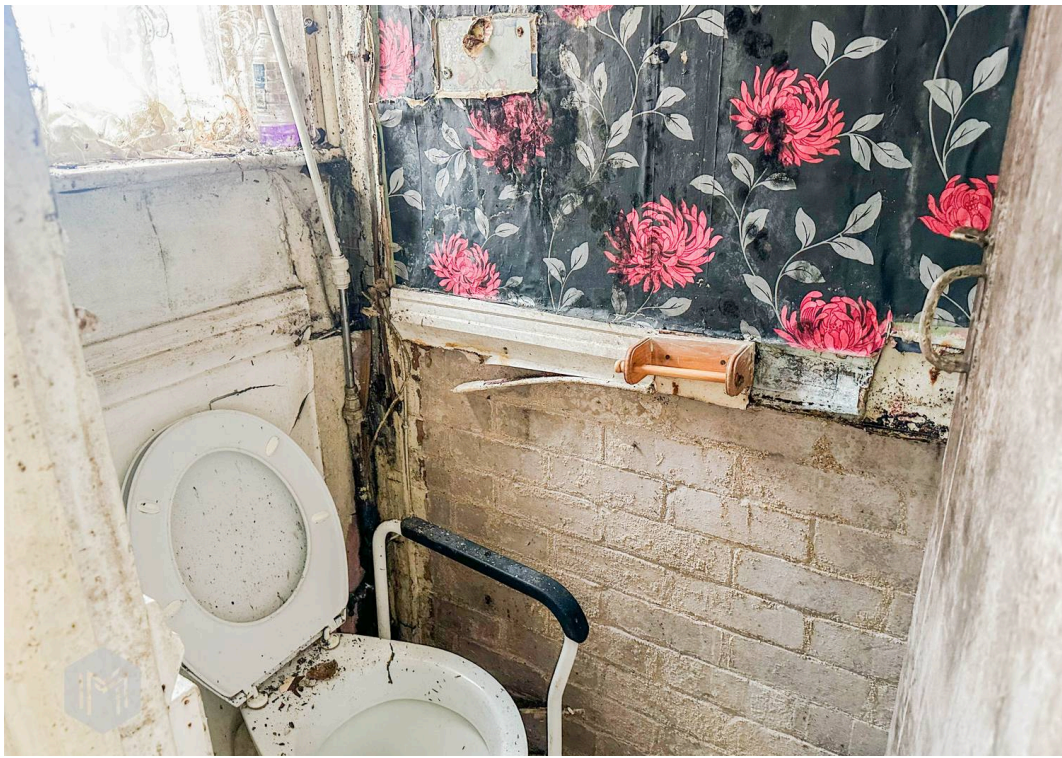
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

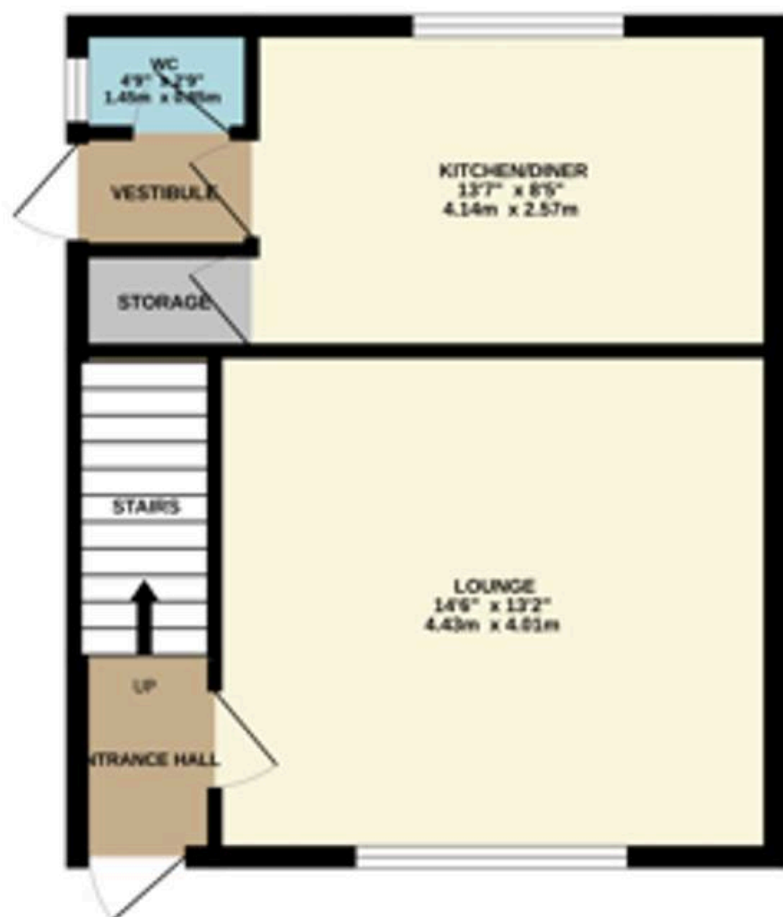




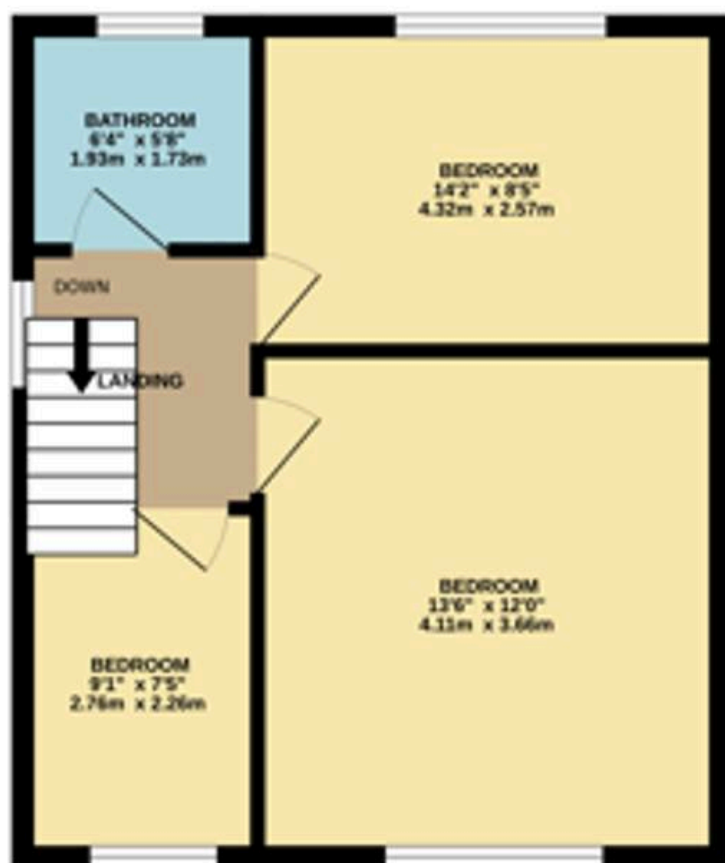




GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.6 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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