



39 Philips Avenue, Farnworth

Offers in Region of £175,000

Miller Metcalfe
Every step of the way

39 Philips Avenue

Farnworth, Bolton

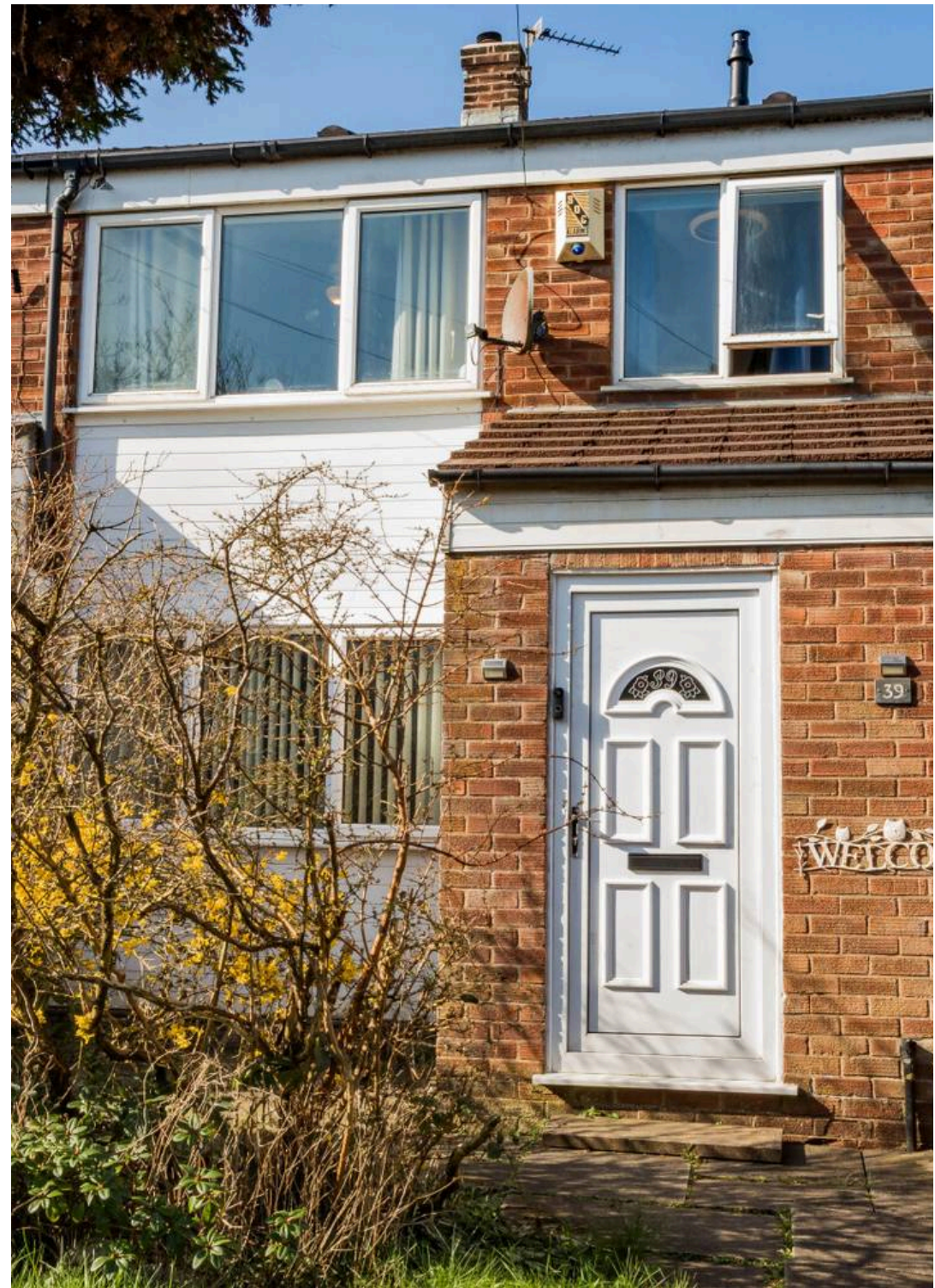
WELL PRESENTED THREE BEDROOM HOME IN A POPULAR RESIDENTIAL LOCATION, IDEAL FOR FIRST TIME BUYERS OR YOUNG FAMILIES This well presented three bedroom home on Philips Avenue, Farnworth offers spacious and comfortable accommodation in a popular residential area. Ideal for a first time buyer or young family, the property has a warm and welcoming feel throughout and is well placed for local schools, amenities and transport links for commuting across the North West. The accommodation briefly comprises an entrance porch leading into a spacious lounge with access to the first floor, which then flows through to a modern fitted kitchen/diner with a range of wall and base units, contrasting work surfaces, ample space for dining, and an opening into the conservatory. To the first floor, there are three good sized bedrooms and a three piece family bathroom suite. Externally, the property benefits from gardens to the front and rear, and also includes a separate plot with space for a garage if required. A further benefit is the heating system, with a brand new boiler, radiators and heating pipework all fully replaced in December 2024.

Council Tax band: A

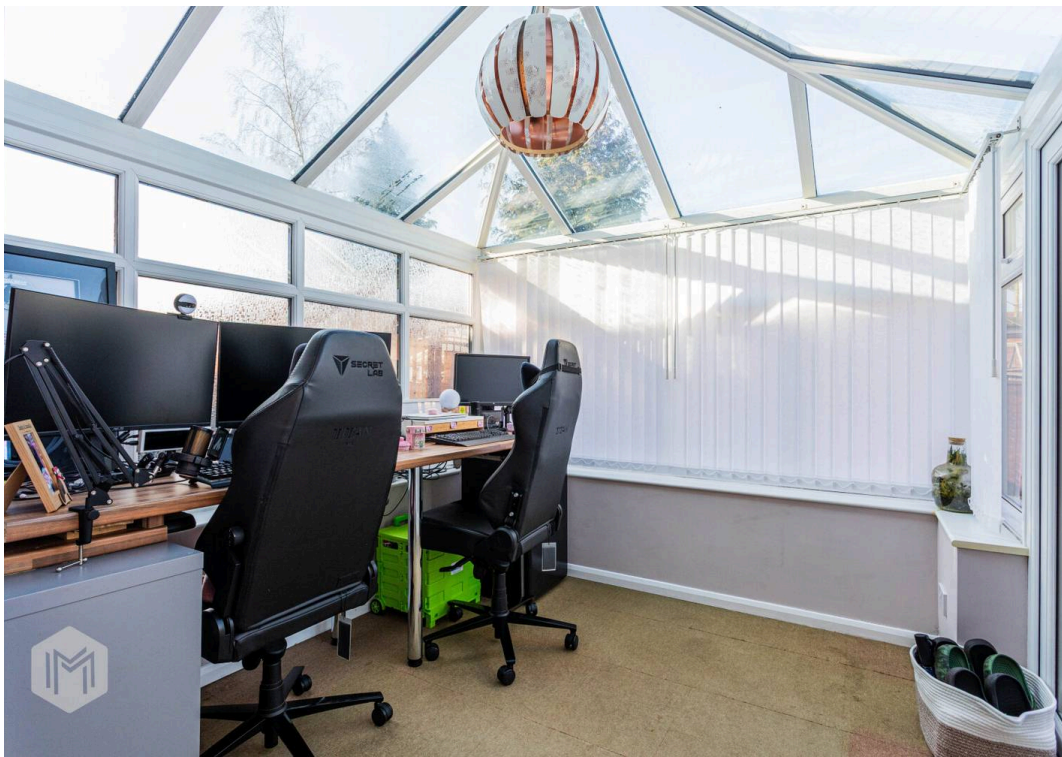
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

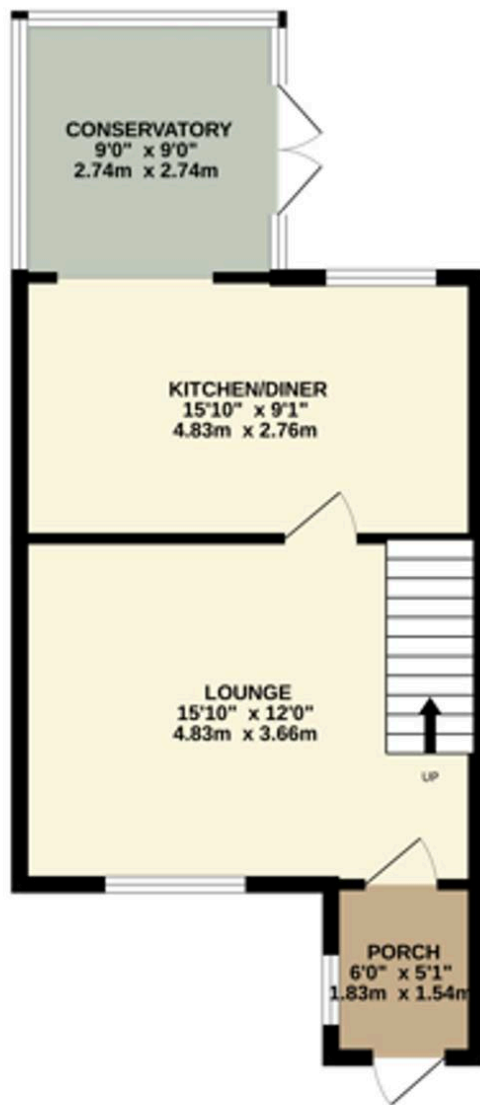




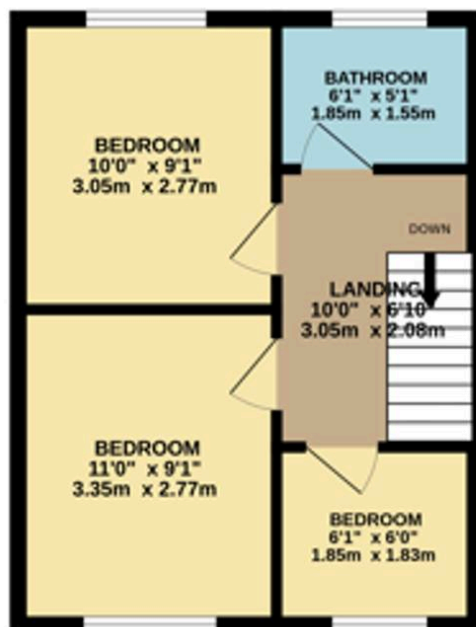




GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 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.
Made with WinMagi 12/2018



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