



WiseMove

4 Birkdale Road,

£240,000

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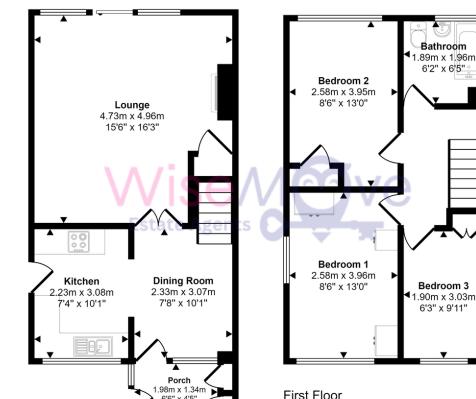


- Immaculate condition throughout
- Off road parking
- Lovely rear garden
- Spacious
- No Chain delay
- Catchment for great schools
- Three good size bedrooms
- Close to motorway links





Approx Gross Internal Area
79 sq m / 854 sq ft



First Floor
Approx 37 sq m / 401 sq ft

Ground Floor
Approx 42 sq m / 454 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This is a rare opportunity to acquire a semi-detached property of this particularly sought-after Farnworth address. The property does require some cosmetic improvement, however, is located in an excellent position, handily placed for schooling and motorway links making an early viewing essential. Features include an entrance porch, dining area and kitchen with a spacious lounge to the ground floor. Landing, three bedrooms, and a family bathroom on the first floor. Externally there is a generous paved garden with side access, ripe for extension subject to planning. To the front of the property, there is ample off-road parking. Being sold with NO CHAIN.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements