



Hillside Avenue

Farnworth

Miller Metcalfe
Every step of the way

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Farnworth

Semi Detached  3  2 EPC Rating - To be confirmed

CORNER PLOT, PERFECT FAMILY HOMECONSERVATORY***DRIVEWAY***GARDEN ROOM ***

This semi-detached home that is situated on a corner plot, internal viewing is must to appreciate the size of the property on offer. Ideally located close-by to local transport links and Farnworth town centre, this is an ideal purchase for a first time buyer or family.

In brief the accommodation comprises; entrance porch leading into the spacious lounge with stairs to the first. Continue through into the modern fitted kitchen/diner giving access to the conservatory.

To the first floor there are three good size bedrooms and the master benefits from fitted wardrobes. The bathroom completes the accommodation. Located outside there is a garden room, with an office/bedroom and bathroom.

Externally there is a driveway to the side with access to the rear of the property with enclosed garden areas. This is not an opportunity you can sleep on!

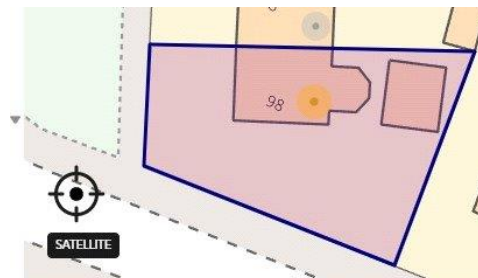
TENURE
Leasehold
Lease Term: 125 years from 11 April 2005
Lease Term Remaining: 106 years
Lease End Date: 11/04/2130

SATELLITE / FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes

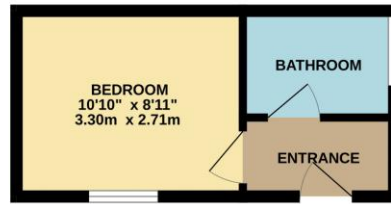
COUNCIL TAX
Band: A
Annual Price: £1,306 approx

MOBILE COVERAGE
EE - High
Vodafone -High
Three - High
O2 - High

BROADBAND
Basic: 6 Mbps
Superfast: 60 Mbps
Ultrafast: 1000 Mbps



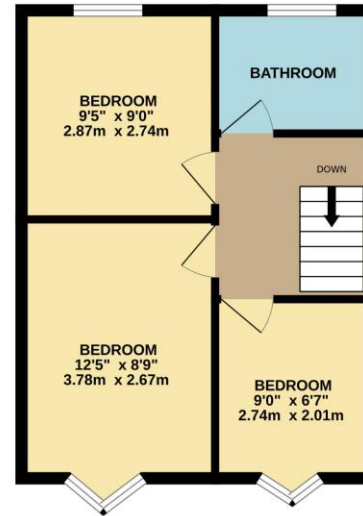
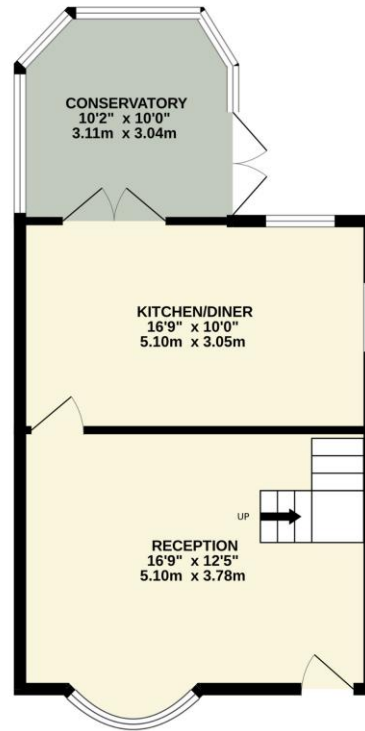




GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

OUTBUILDING
161 sq.ft. (15.0 sq.m.) approx.

1ST FLOOR
379 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.7 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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