



Plodder Lane

Farnworth

Miller Metcalfe
Every step of the way

Plodder Lane

Farnworth

Terraced  3  1 EPC Rating - D

****BEAUTIFULLY PRESENTED**TWO RECEPTION ROOMS**MODERN KITCHEN**THREE BEDROOMS****

Situated on the popular Plodder Lane, close to Farnworth centre with all the amenities and ideal for the commuter in mind with the A666 just a stone's throw away.

Beautifully maintained by the current owner this is a property you really can't sleep on. Bursting with an abundance of indoor space, two reception rooms and three bedrooms, this is a perfect first time buy or buy to let property.

The property briefly comprises of Entrance vestibule leading into the hall with door leading into the lounge with the gas burner taking centre stage in this room and dining room with handy storage cupboard overlooking the front aspect. The modern fitted kitchen lined with oak doors and contrasting worksurfaces gives this kitchen a contemporary feel.

To the first floor there are three good sized bedrooms, all double in size and a three-piece bathroom, with shower over the bath.

Externally the property is garden fronted and set back from the main road. To the rear a fully enclosed paved yard to the rear.

TENURE

Leasehold - £2.00 per annum
Lease Start Date
12 Jun 1877
Lease End Date
01 Nov 2875
Lease Term
999 years from 1 November 1876
Lease Term Remaining
852 years

COUNCIL TAX

Band:A
Annual Price: £1,306

MOBILE COVERAGE

EE - High
Vodafone - High
Three - High

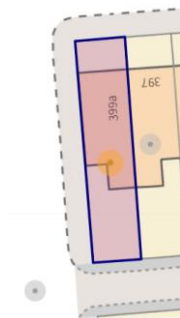
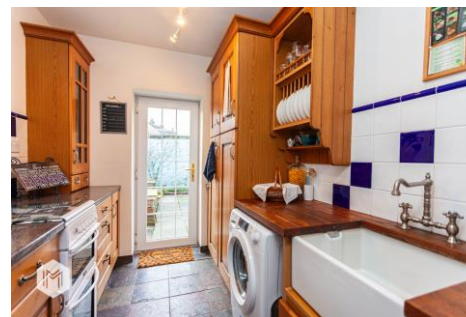
O2 - High

BROADBAND

Basic
8 Mbps
Superfast
206 Mbps
Ultrafast
1000 Mbps

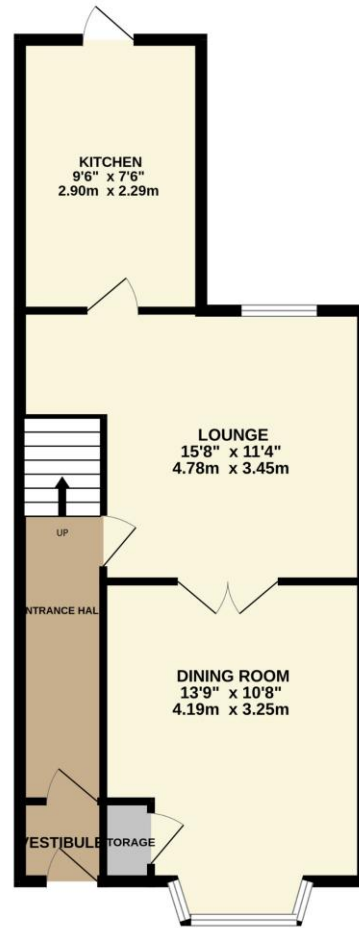
SATELLITE / FIBRE TV AVAILABILITY

BT - Yes
Sky - Yes
Virgin - Yes

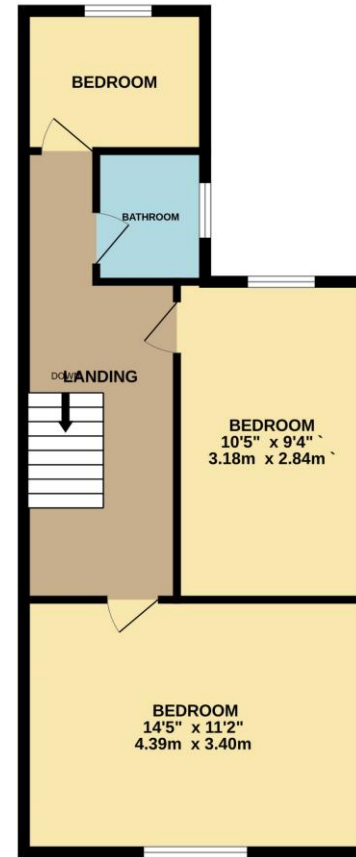




GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 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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