



Blindsill Road

Farnworth

Miller Metcalfe
Every step of the way

Blindsill Road

Farnworth

Semi Detached



3



0

EPC Rating - B

FANTASTIC FIRST TIME BUY OR BUY TO LET INVESTMENTTHREE BEDROOMS*** DETACHED GARAGE***CUL DE SAC LOCATION***DRIVEWAY***

Situated on MacDonald Park in Farnworth this 3 bedroom home in a well-established residential area located less than five miles from Bolton. Only 3 years old the property benefits from 7 years remaining warranty.

It takes approximately 25 minutes to drive to Bury and 45 minutes to Manchester. There are excellent road links via the M60 and M62 which are just minutes away for commutes across the region.

With gardens to front, driveway for several vehicles leading to the detached garage providing additional secure parking.

The accommodation comprises: Entrance hallway with stairs to the first floor, open plan dining kitchen with modern wall and base units, oven, four ring gas hob, extractor and space for fridge/freezer and washing machine. Just off the kitchen/diner is a handy wc servicing the ground floor.

Access into a the lounge with patio doors leading into the rear garden with patio and laid to lawn area. Rising to the first floor there are three good sized bedrooms, and modern fitted three piece bathroom.

TENURE
Freehold

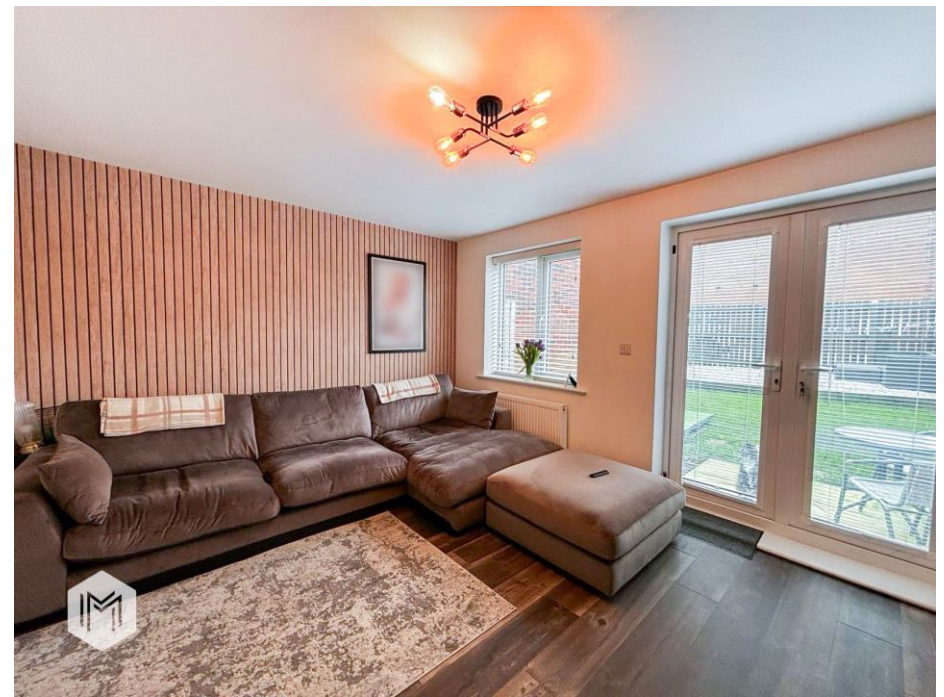
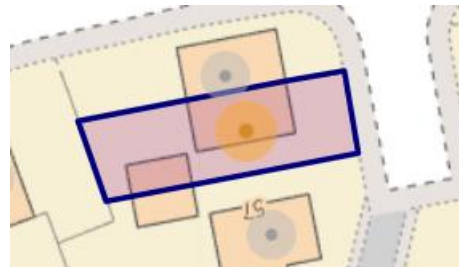
COUNCIL TAX
Band: B
Annual Price: £1,524

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

BROADBAND

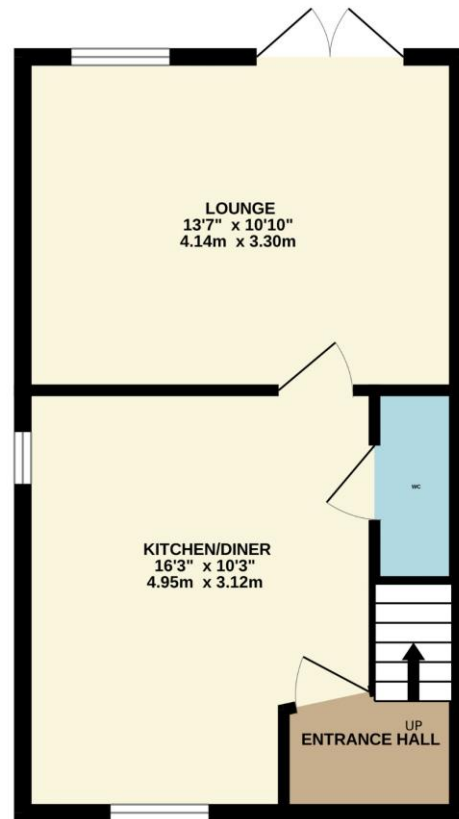
Basic
9 Mbps
Superfast
70 Mbps
Ultrafast
1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - No

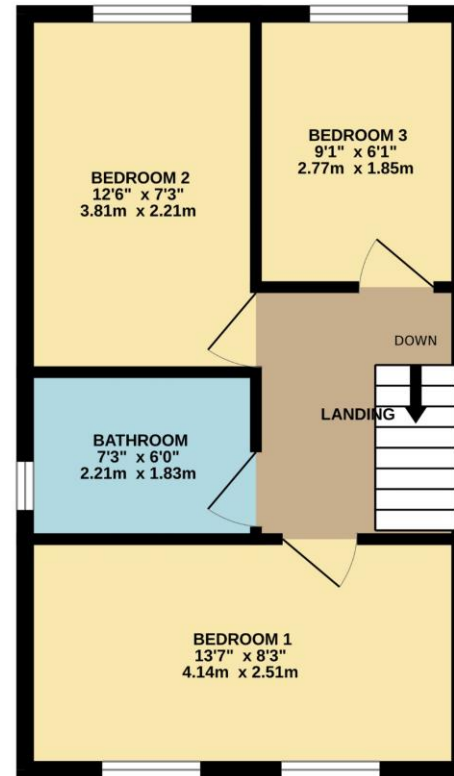




GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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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