



Winifred Road
Farnworth

Miller Metcalfe
Every step of the way

Winifred Road

Farnworth

Semi Detached



3



2

EPC Rating - To be confirmed

EXCEPTIONALLY WELL PRESENTED, EXTENDED, THREE BEDROOM FAMILY HOMEFABULOUS OPEN PLAN KITCHEN/DINER FAMILY ROOM**TWO RECEPTION ROOMS***CONSERVATORY***LARGE GARDEN***MASTER WITH EN-SUITE & DRESSING ROOM

WOW!! An absolute credit to the current owners, completely re-furbished, tastefully appointed and perfectly presented, this three bedroom semi detached home is literally ready for its new owners to move in, unpack and enjoy all the hard work our clients have put into creating this beautiful family home.

The property has been extended to the side and rear. The flooring and neutral decor flows throughout the house giving a sleek and seamless look. There is also underfloor heating throughout the property.

You enter this lovely property from the porch into the spacious lounge overlooking the front aspect with stairs to the first floor this is sure to be the room you look forward to coming home to after a long day.

Head towards the rear of the house where a spacious open plan Kitchen/diner can be found this is the hub of the home, a space for the whole family to gather and the most fabulous entertaining space with sliding doors leading into the conservatory overlooking the rear garden. The sleek surfaces and timeless shaker style cabinets give a modern finish but don't be fooled...this isn't just a show kitchen, this is full of gadgets for the chefs amongst you.

An expanse of drawers and cupboards & your integrated appliances include an electric hob and extractor hood, dishwasher & fridge freezer. Access to the garage, from the kitchen provides additional storage and has plumbing for a washing machine.

Upstairs the high standard continues with three double bedrooms & the modern fitted bathroom. The master bedroom benefits from its own en-suite with p shaped bath, shower over, w/c and sink, with the added benefit of a dressing room.

The garden to the rear is a joy to be hold, with patio & decked areas to catch the sun, well established trees, plants and shrubs with a laid to lawn garden. With the added bonus of being private to the rear and fully enclosed, this garden is perfect for child's play or hosting your garden party!

To the front, a driveway providing off road parking for two vehicles, leading to the garage, with an up and over manual door, power & electric.

TENURE

Leasehold

Lease Start Date?





21/12/1936
Lease End Date?
01/05/2925
Lease Term?
990 years from 1 May 1935
Lease Term Remaining?
901 years

COUNCIL TAX
Band: A
Annual Price:
£1,432

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

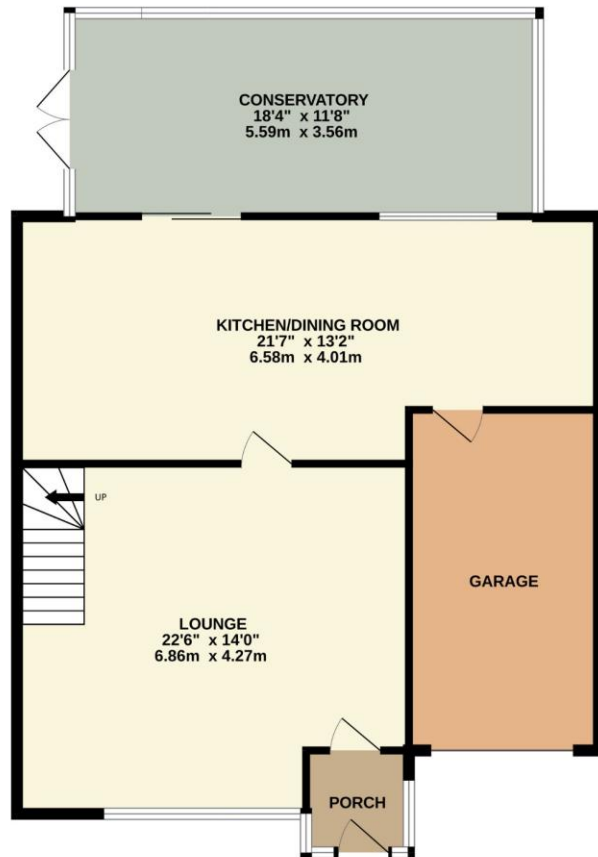
BROADBAND
Basic
5 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps

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

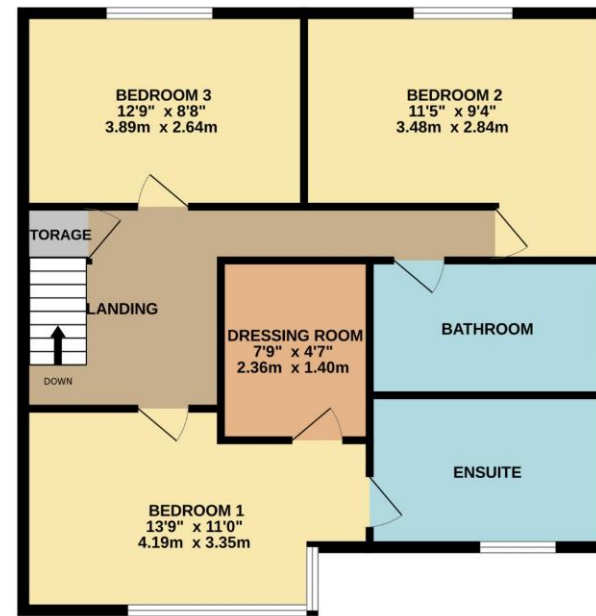




GROUND FLOOR
1079 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 1896 sq.ft. (176.1 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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