



**31 North Avenue, Farnworth, Bolton, BL4 0BH**  
**£180,000**

## The Property Perspective

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Located within a popular residential area of Farnworth, North Avenue offers convenient access to a wide range of local amenities including supermarkets, cafés, schools and leisure facilities. Families are well served by nearby schooling options, while commuters benefit from excellent transport connections via the M61, A666 and nearby rail links providing easy access into Bolton and Manchester. The area also enjoys a number of local parks, walking routes and green spaces, making it an ideal setting for families and professionals seeking both convenience and outdoor lifestyle opportunities.

This well-presented three bedroom home offers spacious and practical accommodation throughout. The ground floor comprises a welcoming entrance hallway leading into a bright living room featuring wood laminate flooring and an electric fireplace, creating a cosy focal point. To the rear, the generous kitchen/diner is fitted with a range of wall and base units alongside integrated appliances, useful under-stairs storage and direct access to the garden. To the first floor are three well-proportioned bedrooms and a particularly spacious bathroom complete with a four-piece suite and heated towel rail. Externally, the property benefits from a rear garden with lawn and patio areas, ideal for relaxing or entertaining, together with shared ginnel access.

### Front

#### GROUND FLOOR

##### Entrance Hall 4'11" x 3'11" (1.5m x 1.2m)

Laminate flooring, painted walls, radiator.

##### Living Room 13'10" x 13'6" (4.24m x 4.14m)

Wood laminate flooring, painted walls, electric fireplace, window to front.

##### Kitchen/Diner 17'3" x 9'6" (5.28m x 2.92m)

Wall mounted and base units, integrated double oven, gas hob, extractor, space for washing machine, fridge/freezer, tumble dryer, lino flooring, window to rear, door to garden, storage under stairs.

#### FIRST FLOOR

##### Bedroom 13'10" x 9'6" (4.24m x 2.92m)

Rear facing, carpet, painted walls, window to rear, radiator.

##### Bedroom 13'6" x 9'10" (4.14m x 3.02m)

Front facing, carpet, painted and wallpaper walls, radiator, window to front.

##### Bedroom 10'5" x 7'0" (3.2m x 2.14m)

Front facing, painted walls, radiator, window to front.

##### Bathroom 13'3" x 7'9" (4.06m x 2.38m)

Four piece suite, tiled floor, painted walls, heated towel rail.

##### Rear Garden

GARDEN: lawn, patio, shared ginnel.

FRONT: driveway.



GROUND FLOOR



FIRST FLOOR

Total Floor Area: 81.7 m<sup>2</sup>