



59 Tig Fold Road, Farnworth, Bolton, BL4 0PF
Guide price £170,000

The Property Perspective

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PROPERTY
PERSPECTIVE

Located in a well-established residential area of Farnworth, 59 Tig Fold Road enjoys excellent access to a range of local amenities, schools and transport links. Farnworth has a strong community feel and a proud industrial heritage, with nearby landmarks such as Farnworth Town Hall reflecting its history. Everyday shopping needs are catered for at Farnworth Town Centre, while Bolton town centre is just a short drive away for a wider retail and leisure offering. Commuters are well placed with Farnworth railway station providing links towards Manchester, and easy access to the M61 motorway network. For outdoor space, local parks and playing fields offer room to relax and unwind close to home.

The property itself is a three-bedroom terraced home which, while slightly dated in parts, has been well maintained and presents neatly throughout, offering fantastic potential for a buyer to modernise to taste. The ground floor comprises a living room, separate dining room, kitchen, useful pantry and a convenient WC. To the first floor are three bedrooms – two doubles and a single – along with the bathroom and separate WC, providing practical family accommodation. Externally, the rear garden is laid to patio for low maintenance and benefits from a rear garage with over-arch access to the front. A driveway to the front of the property provides additional off-road parking, completing this well-proportioned home with plenty of scope.

Front

Driveway

GROUND FLOOR

Living Room 12'5" x 10'9" (3.8m x 3.3m)

Carpet, window to front, wallpaper walls, radiator, large brick fireplace, gas fire.

Dining Room 15'5" x 8'10" (4.7m x 2.7m)

Carpet, wallpaper walls, sliding doors to garden.

Kitchen 9'2" x 7'2" (2.8m x 2.2m)

Wall mounted and base units, integrated gas hob, oven, window to rear, radiator, door to pantry, tiled floor, doorway to dining room

Cloaks/WC 3'3" x 2'3" (1m x 0.7m)

Tiled and wallpaper walls, tiled floor, toilet, sink

FIRST FLOOR

Bedroom 12'5" x 8'10" (3.8m x 2.7m)

Front facing, carpet, fitted wardrobes, radiator, wallpaper ceiling, wallpaper walls

Bedroom 9'2" x 8'10" (2.8m x 2.7m)

Carpet, window to rear, fitted wardrobes, wallpaper walls, radiator, combi boiler.

Bedroom 7'10" x 7'10" (2.4m x 2.4m)

Front facing, carpet, wallpaper walls, fitted wardrobes, radiator.

Bathroom

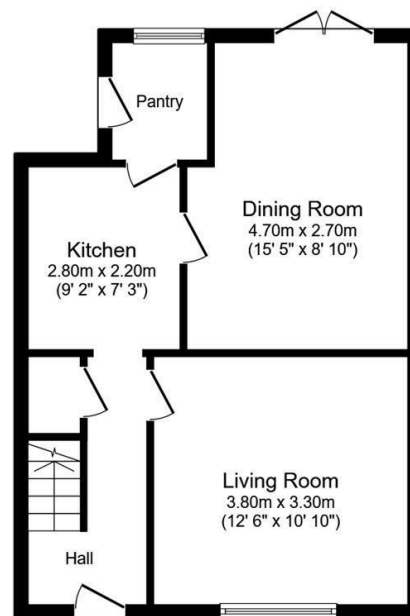
1.6m x 2.1m. Wood laminate flooring, shower, sink, toilet, rear facing, heated towel rail, tiled walls.

WC 5'2" x 2'3" (1.6m x 0.7m)

Wood laminate flooring, window to rear, tiled walls.

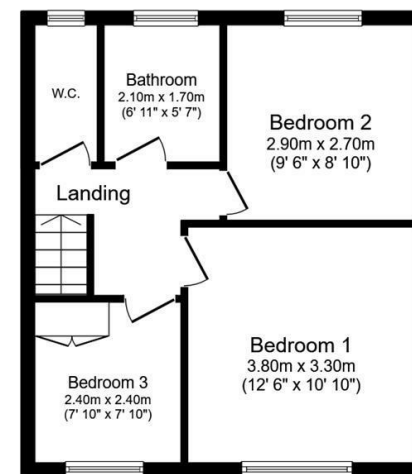
Rear

Patio, shed, garage with power and light.



Ground Floor

Floor area 47.5 sq.m. (511 sq.ft.)



First Floor

Floor area 38.9 sq.m. (418 sq.ft.)

Total floor area: 86.3 sq.m. (929 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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