REDMAN CASEY ESTATE AGENTS

6 Ramsay Avenue, Farnworth, Bolton, BL4 9RB

£150,000

Three bedroom semi detached in need of cosmetic updating, ideally located for access to local amenities, shops, schools and transport networks. The property is offered with no onwards chain and vacant possession and would make a great first purchase or buy to let investment. Benefitting from gas central heating , double glazing and set on a large plot this is one not to be missed.

- 3 Bedroom semi Detached
- Dining Kitchen
- Set on a Large Plot
- EPC Rating C
- Spacious Lounge
- 3 Generous Bedrooms
- No Onward Chain & Vacant Possession
- Council Tax Band A

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Set withing easy access of local amenities, shops, schools and transport links this three bedroom semi detached offers spacious living for a growing family. Sold with no onwards chain and benefitting from gas central heating and double glazing the property comprises : Entrance hall, spacious lounge, dining kitchen with French doors to garden, to the first floor there are three generous bedrooms and bathroom fitted with a white three piece suite. Outside there are paved gardens to the front with the potential of creating off road parking and to the rear is a large garden area fenced all around. The property does require updating and cosmetic improvements, but would make an ideal first purchase or buy to let investment, viewing essential.

Hallway
Radiator, stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge 14'7" x 14'9" (4.44m x 4.49m)
UPVC double glazed window to front, fireplace, double radiator, radiator, laminate flooring, dado rail, coving to ceiling, door to:

Kitchen/Diner 14'7" x 18'0" (4.44m x 5.48m)
Base and eye level cupboards with round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, gas point for cooker, uPVC double glazed window to rear, Storage cupboard, double radiator, wall mounted gas combination boiler serving heating system and domestic hot water, door, uPVC double glazed french doors to garden.

Landing 6'8" x 6'8" (2.03m x 2.04m)
UPVC frosted double glazed window to side, door to:

Bedroom 1 13'11" x 11'1" (4.25m x 3.38m)
UPVC double glazed window to front, built-in storage cupboard, radiator, laminate flooring, door to:

Bedroom 2 10'0" x 11'0" (3.04m x 3.35m)
UPVC double glazed window to rear, radiator.

Bedroom 3 9'11" x 6'10" (3.03m x 2.08m)
UPVC double glazed window to front, radiator.

Bathroom
Fitted with piece white shell style suite with comprising, deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, ceramic tiling to two walls, radiator, vinyl flooring.

Outside
Front garden, enclosed by timber fencing front and sides, gated access, paved hard standing. Enclosed by fencing rear and sides.

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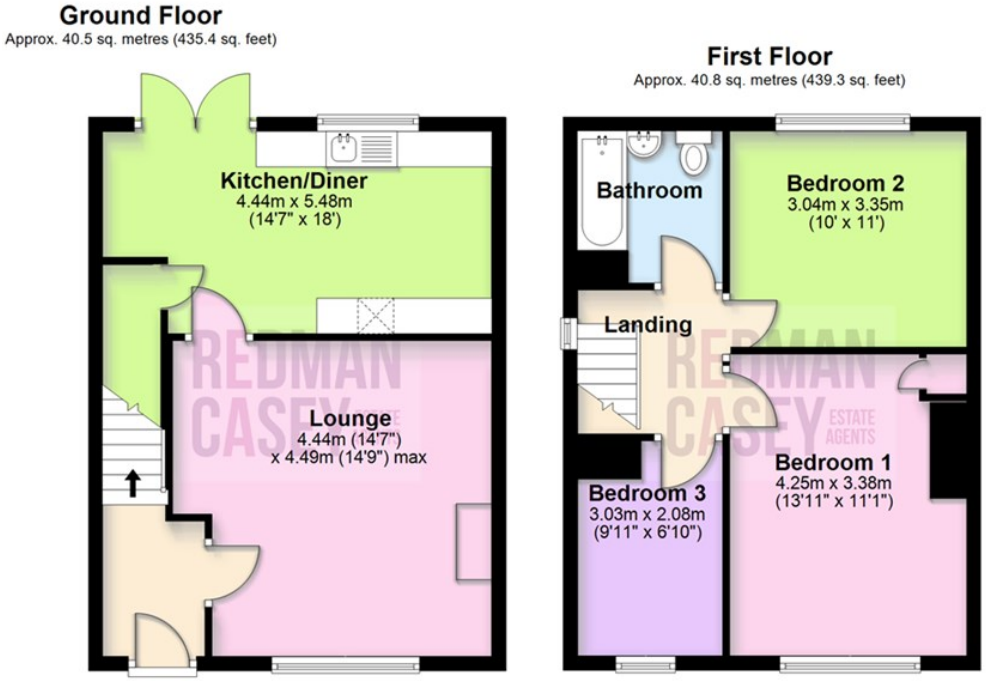
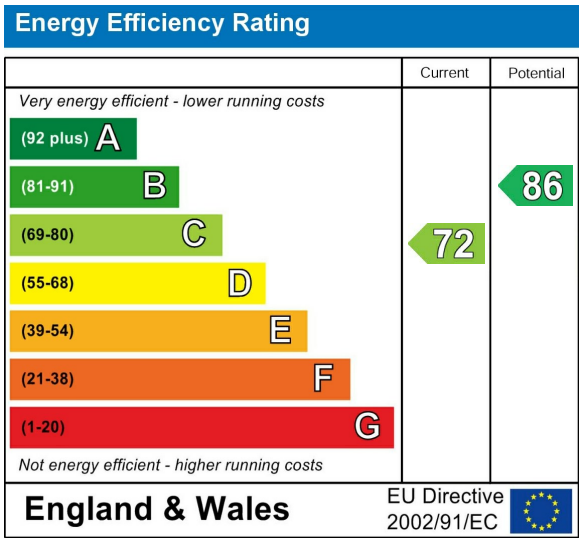
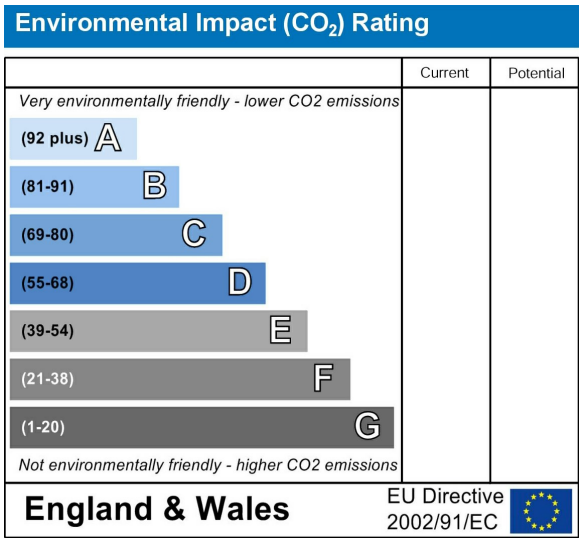


Total area: approx. 81.3 sq. metres (874.7 sq. feet)





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