



## Westminster Avenue

Bolton, BL4 7DP

Offers around £100,000



This one-bedroom bungalow is situated in a quiet, convenient location in Farnworth, close to a great variety of amenities and transport links. With long term tenants currently occupying the residence on a rolling contract, this property could be suited to an investor looking to acquire a performing asset. Unless requested otherwise, the property will be bought as vacant possession - the current tenants have been served notice.

The internal accommodation briefly consists of an entrance vestibule that opens onto the lounge, where a front bay window allows lots of natural light in. The galley kitchen is accessed directly from the lounge, and includes an integrated oven, and four plate gas hob with extractor. Off the kitchen is the double bedroom, to the rear is the shower room, featuring glass cubicle shower, wash basin and WC.

Outside, a lean-to structure occupies the main yard, providing extra storage space, and surrounding the lean-to, more yard space can be found to the front and rear.

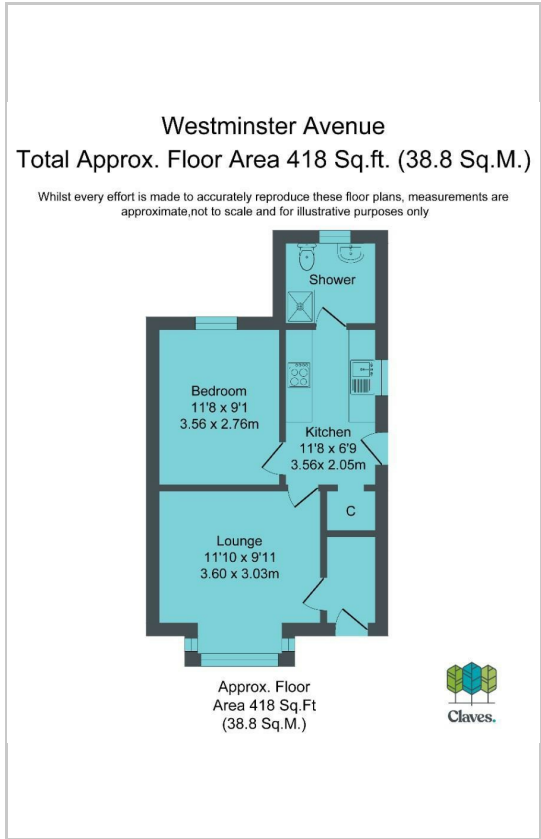
Positioned on a quiet cul-de-sac near Farnworth Park, this bungalow benefits from a peaceful location while having all the major amenities of Farnworth in walking distance. The bus route leading into Bolton centre and surrounding towns is just a hop skip and a jump away, and Moses Gate train station is also nearby providing direct access into Manchester, the North West and beyond.



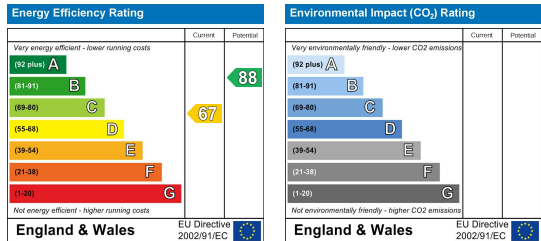
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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