

Highfield Avenue, Farington

PR25 4GP



£195,000





Delightful three bedroom semi detached property in a popular and sought after residential area, close to town centre amenities and primary transport routes. Available with no upward chain. To the front the lazy lawn leads past mature planting to the main entrance. Step into the welcoming hallway and from there into the open plan reception room. To the front the living room benefits from a bay window and the dining area to the rear has patio doors overlooking the garden. The kitchen comprises a range of wall and base units with integrated refrigerator, five burner gas hob, double electric oven and grill and understair storage housing the combi boiler. Step outside into the garden designed and built for maximum relaxation and enjoyment, from the lazy lawn just outside the patio doors, across crushed slate to the spacious and private decked area bordered by raised beds and with access to storage with power and light. Back inside, stairs lead to the first floor landing with ladder access to the part boarded loft with light. Bedroom one is to the front with a range of fitted wardrobes and bedroom two is an equally good sized double to the rear. Bedroom three is a comfortable single currently being used as a home office. Completing the first floor the bathroom comprises bath with screen and electric shower over, wash hand basin, wc, ladder heated towel rail and fully tiled elevations. With just under 1,000 square feet of accommodation on offer this is a wonderful place to call home.





Delightful three bedroom semi detached property in a popular and sought after residential area, close to town centre amenities and primary transport routes. Available with no upward chain. With just under 1,000 square feet of accommodation on offer this is a wonderful place to call home.

Council Tax band: B

Tenure: Freehold

- Beautifully presented
- Three bedrooms
- Delightful rear garden
- Modern kitchen and bathroom
- Close to town centre amenities
- No upward chain



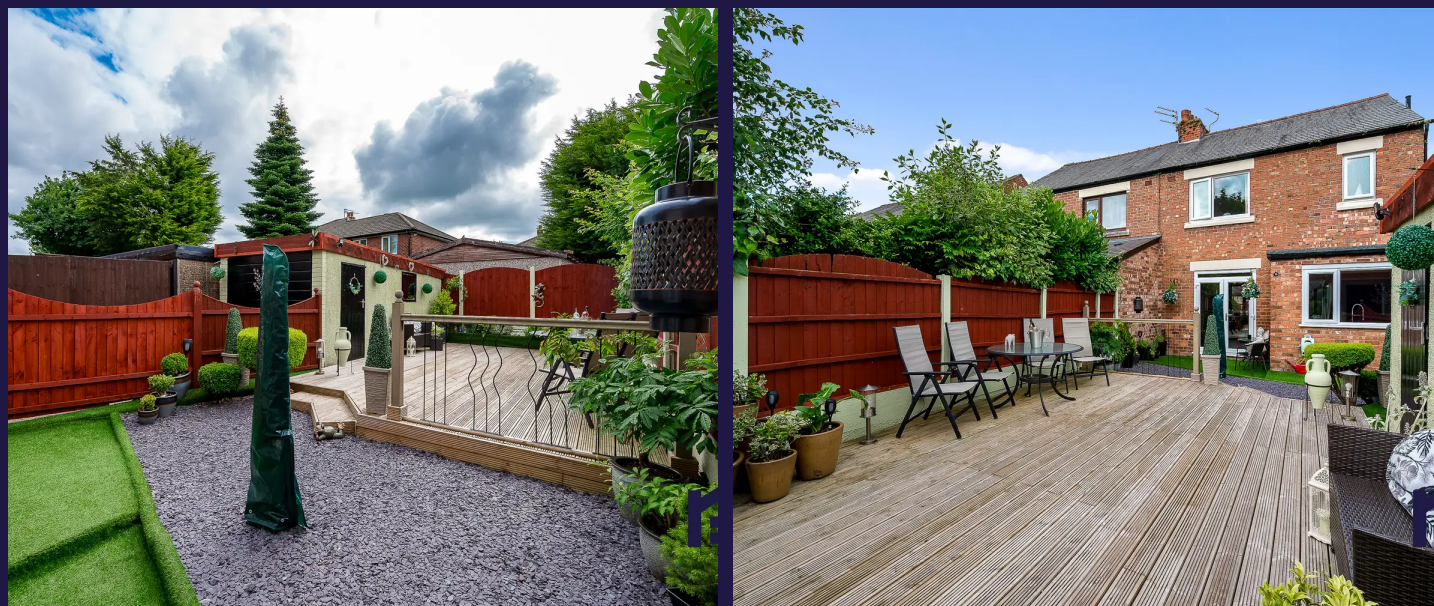
**Eccleston Branch**

265 The Green, Eccleston, PR7 5TF  
01257 451673

**Coppull Branch**

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

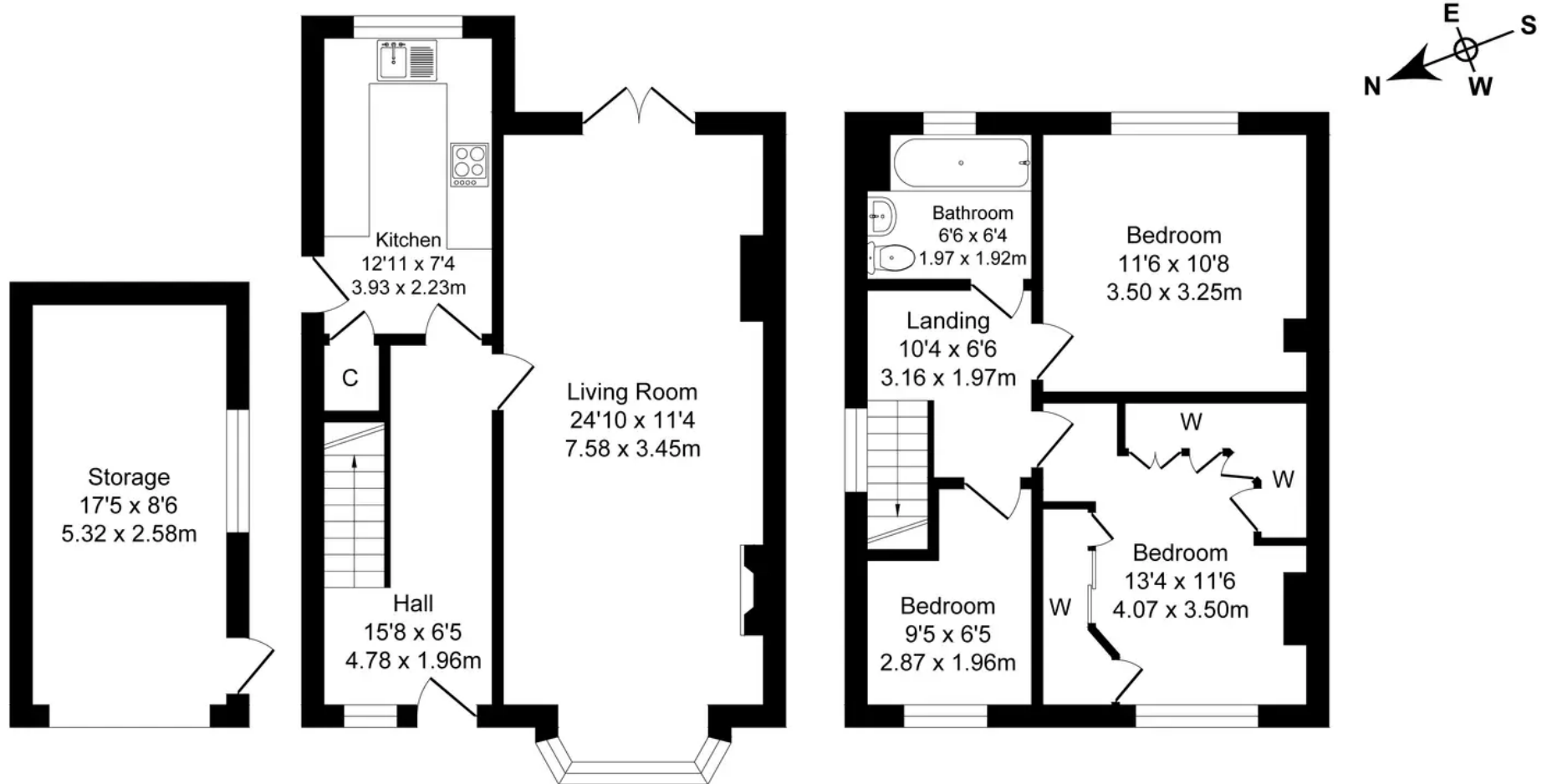
[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)



# Highfield Avenue, Farrington

## Total Approx. Floor Area 1144 Sq.ft. (106.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Outbuilding**

Approx. Floor Area 147 Sq.Ft  
(13.7 Sq.M.)

**Ground Floor**

Approx. Floor Area 522 Sq.Ft  
(48.5 Sq.M.)

**First Floor**

Approx. Floor Area 475 Sq.Ft  
(44.1 Sq.M.)