

**Barncroft Road, Farnworth, BL4 7AN**  
**Auction Guide £130,000**  
**Council Tax Band: A**



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £130,000

This delightful 3-bedroom home is ideally situated in a highly sought-after area, offering a wide range of local amenities and excellent transportation links, ensuring convenience and easy access to all that the area has to offer.

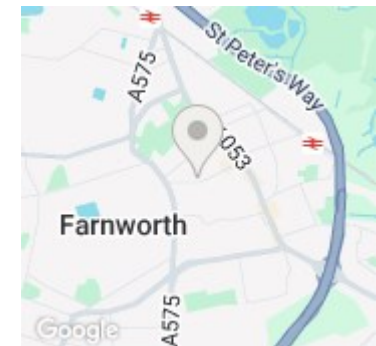
To the ground floor the property comprises of an entrance vestibule, living room, kitchen diner and a conservatory.

To the first floor there are 3 bedrooms and the three piece bathroom.

With ample potential for renovation and modernization, this property presents an exciting opportunity to enhance its value.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	