



**38 Spindle Croft, Farnworth, Bolton, BL4 9AN**  
**Offers in excess of £170,000**

## The Property Perspective

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PERSPECTIVE

Situated within a popular residential area of Farnworth, Spindle Croft offers convenient access to a range of local amenities including shops, supermarkets and leisure facilities, with Bolton town centre just a short drive away. Farnworth train station provides direct links to Manchester and beyond, while the nearby M61 and M60 motorway networks make commuting across Greater Manchester straightforward. The area is well served by local schools and green spaces, including nearby parks and access to countryside walks, blending everyday convenience with outdoor appeal. Farnworth itself has a strong local community and a long industrial history, contributing to its established character.

This well-presented two-bedroom semi-detached home offers comfortable accommodation ideal for first-time buyers, downsizers or investors. To the ground floor, the property comprises a porch, a spacious living room and a modern, sleek kitchen with access to the rear garden. The first floor provides two good-sized bedrooms and a family bathroom fitted with a three-piece suite and over-bath shower. Externally, the rear garden is a particularly attractive feature, being a generous size and laid to lawn and patio, with a wide side access leading through to the driveway. To the front of the property is a lawned garden alongside a driveway providing off-road parking.

### Front

Driveway, lawn garden.

### GROUND FLOOR

#### Porch

Carpet, wallpaper walls, door to living room.

#### Living Room 14'9" x 12'1" (4.5m x 3.7m)

Wood floor, painted walls, window to front, radiator, stairs to first floor.

#### Kitchen 12'1" x 10'2" (3.7m x 3.1m)

Wood floor, tiled and painted walls, wall mounted and base units, integrated oven, gas hob, extractor, two windows to rear, side door to garden.

### FIRST FLOOR

#### Bedroom 12'1" x 10'2" (3.7m x 3.1m)

Front facing, radiator, window to front, storage over stairs, carpet, painted walls.

#### Bedroom 6'10" x 4'11" (2.1m x 1.5m)

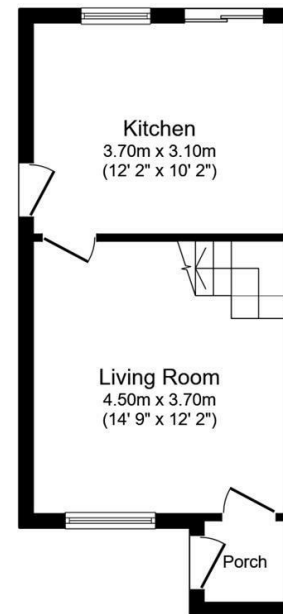
Rear facing, carpet, window to rear, painted walls.

#### Bathroom 6'10" x 4'11" (2.1m x 1.5m)

Three piece suite with over bath shower, painted walls, laminate flooring, window to rear.

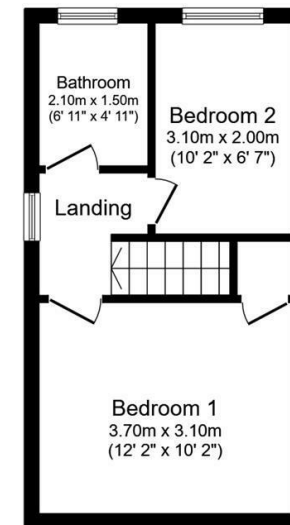
#### Rear Garden

Rear garden - lawn, patio, wood chips, tap, double wood gate to driveway, wood fence borders, tree and hedge.



Ground Floor

Floor area 28.2 sq.m. (304 sq.ft.)



First Floor

Floor area 26.6 sq.m. (287 sq.ft.)

Total floor area: 54.8 sq.m. (590 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](http://www.Propertybox.io)

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