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Plodder Lane, Farnworth, BL4 0JU

£190,000

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Quote Reference: JA1142 - An excellent opportunity to purchase this extended three-bedroom terraced property, ideally suited to first-time buyers, buy-to-let investors or those looking to downsize. Boasting off-road parking to the rear, a generous south-facing rear garden, a modern open-plan kitchen diner and a stylish four-piece bathroom suite, this property has plenty to offer.

Upon entering, you are welcomed by an inviting entrance hallway leading through to a spacious and comfortable living room. To the rear, the heart of the home is the impressive extended open-plan kitchen diner, featuring a modern fitted kitchen, integrated appliances, ample dining space and patio doors opening out onto the south facing rear garden.

To the first floor are three well-proportioned bedrooms, all served by a contemporary four-piece family bathroom suite, comprising a freestanding bathtub, separate shower cubicle, wash basin and WC.

Externally, the property continues to impress with a generous, low-maintenance south-facing rear garden, offering an ideal space for relaxing and entertaining. An up-and-over door provides access for off-road parking. To the front, a charming courtyard setting creates an attractive approach while setting the property back from the pavement.

Ideally positioned in the popular Highfield area of Farnworth, the property is within easy walking distance of a range of local amenities, including convenience stores, cafés and pharmacies, with Royal Bolton Hospital also a stones throw away. The area is well served by local schooling, with Highfield Primary School and St James's Church of England High School both close by.

For leisure and outdoor recreation, Farnworth Central Park and Farnworth Leisure Centre are easily accessible. Excellent transport links are available, with regular bus services providing connections to Bolton Town Centre, Manchester and surrounding areas, while Moses Gate and Farnworth railway stations offer further commuting options. The property also benefits from convenient access to the A666 and M61 motorway network.

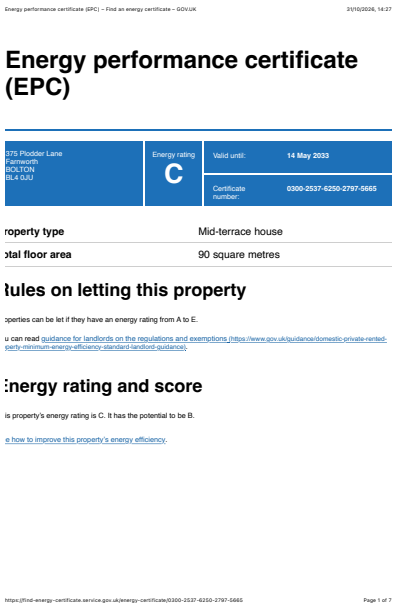






- Quote Reference: JA1142
- Modern Open-Plan Kitchen Diner
- Stylish Four-Piece Bathroom Suite Including A Separate Shower Cubicle
- South Facing Rear Garden
- Catchment Area For Excellent Primary & Secondary Schools
- Extended To The Rear
- Two Reception Rooms
- Off Street Parking
- Close Proximity To Royal Bolton Hospital & M61 Motorway





Energy performance certificate (EPC) – Find an energy certificate – GOV.UK 31/10/2026, 14:27

Energy performance certificate (EPC)

375 Plodder Lane Farnworth BOLTON BL4 0JU	Energy rating C	Valid until:	14 May 2033
		Certificate number:	0300-2537-6250-2797-5665

roperty type	Mid-terrace house
otal floor area	90 square metres

lules on letting this property

operties can be let if they have an energy rating from A to E.

u can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-perty-minimum-energy-efficiency-standard-landlord-guidance).

nergy rating and score

is property's energy rating is C. It has the potential to be B.

e how to improve this property's energy efficiency.

https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2537-6250-2797-5665 Page 1 of 7

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