



9 Langdale Street, Farnworth
£179,950

Miller Metcalfe
Every step of the way

9 Langdale Street

Farnworth, Bolton

Beautifully Presented Two Bedroom Property With Additional Loft Space | Recently Renovated Throughout | No Onward Chain. This beautifully appointed bay-fronted terraced property features neutral, sleek décor throughout and is ready to move straight into and enjoy immediately. If you're searching for a first home that offers space, convenience and quality, this property will certainly be of interest. The property benefits from two spacious reception rooms, both filled with natural light and ideal for creating separate living and dining areas, alongside a recently installed modern kitchen. There are also two well-proportioned bedrooms and a large loft space which has previously been used as a third bedroom. No stone has been left unturned in creating a modern and stylish interior in a property that will feel like home from the moment you arrive. The house is available immediately with no onward chain. Langdale Street is a quiet and well-regarded location situated just off Albert Road in Farnworth. A wide range of excellent amenities are close by, including shops, supermarkets, schools and leisure facilities. The accommodation briefly comprises an entrance vestibule leading into a welcoming hallway. The first reception room is positioned at the front of the property, flooded with natural light and ideal as a comfortable lounge area. Adjacent is a slightly larger second reception room which flows into a modern fitted kitchen featuring a combination of base and eye-level units. Stairs lead to the first floor, where you will find two bedrooms and a fully fitted bathroom suite. A further staircase leads to the sizeable loft space, which has previously been used as a bedroom. Please note that full building regulations approval would be required for this space to be officially classed as a third bedroom. Externally, there is an enclosed rear yard with a separate storage cupboard.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

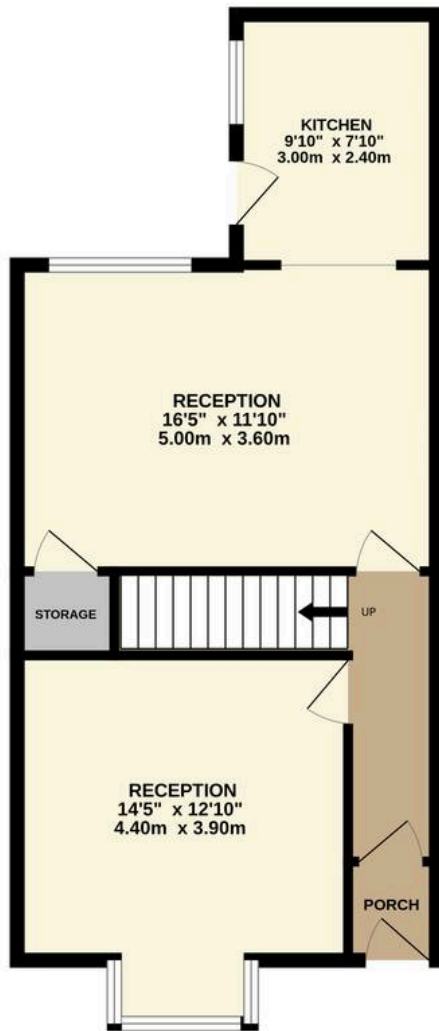




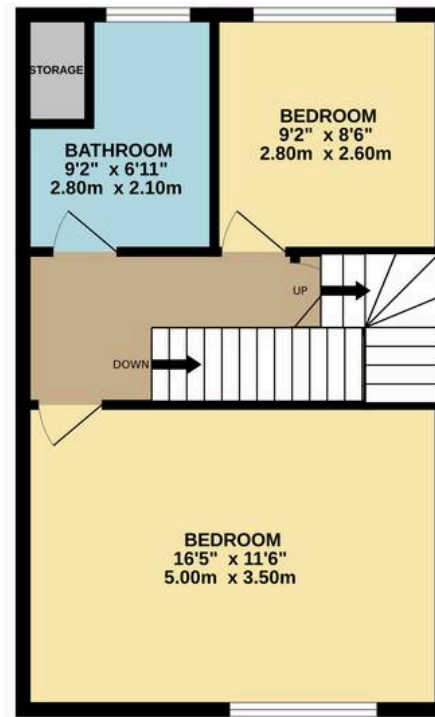




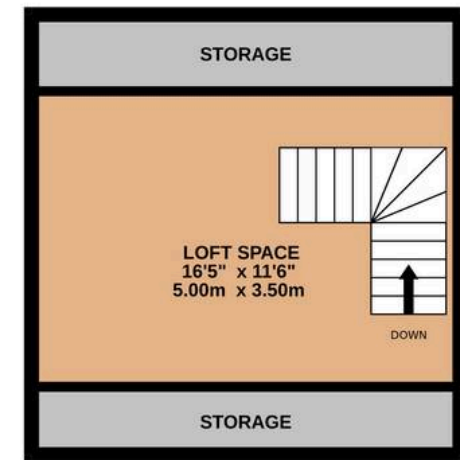
GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR
292 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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