



89 Coniston Avenue, Farnworth  
£180,000

**Miller Metcalfe**  
*Every step of the way*

# 89 Coniston Avenue

Farnworth, Bolton

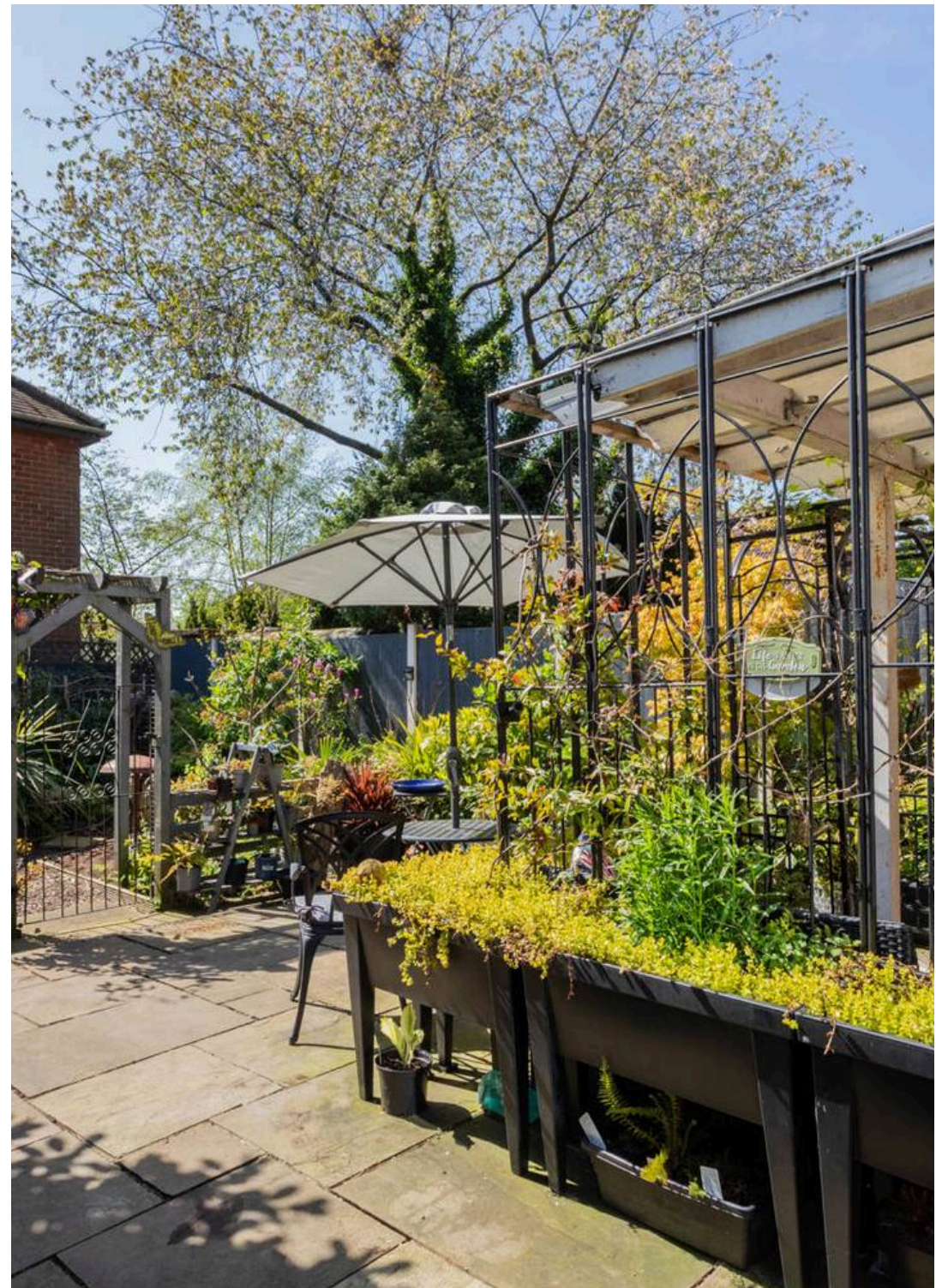
**Large Corner Garden Plot | Huge Potential To Extend | Conservatory & Double Driveway** Occupying a commanding and enviable corner plot stands this fantastic two bedroom property that has so much appeal! Flowing elegantly with neutral decor throughout, the house would be absolutely ideal for a first time buyer or perhaps someone looking to downsize without compromising on space. Located at the end of a row, the house enjoys a sensational position with well-maintained gardens wrapping around three sides of the property, creating a wonderful sense of space and kerb appeal. There is a double driveway providing ample off-road parking, along with a covered area to the side of the property offering useful sheltered space. The rear garden is both enchanting and incredibly private, not overlooked, and benefits from a garden room and separate shed—ideal for storage, hobbies or even a home workspace. Internally, the theme of space continues with a charming conservatory to the side plus an impressive kitchen/diner, formal lounge and two double bedrooms. Subject to the necessary building and planning permissions, there's genuine scope to extend to the side or rear to increase the footprint even further. Consiston Avenue is a quiet and well regarded street located just off Windermere Road in Farnworth. There's a great selection of amenities on the doorstep such as shops, supermarkets, leisure facilities and schools, For those that need to commute, there's great links to Manchester and beyond via the local motorway network.

Council Tax band: A

Tenure: Freehold

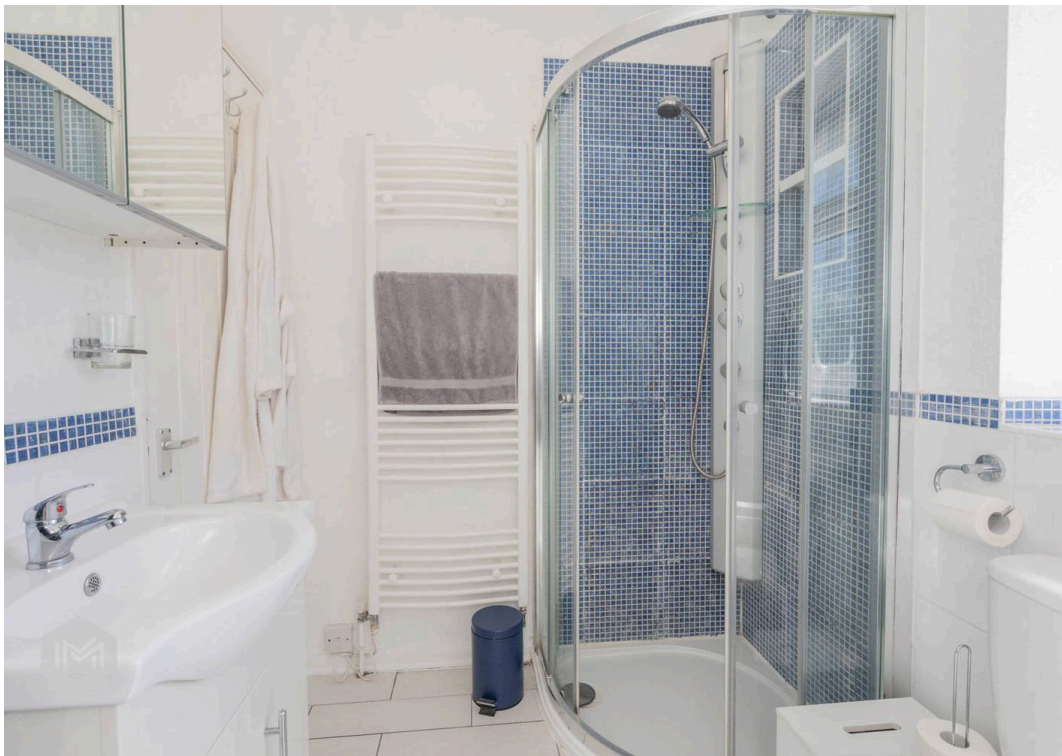
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

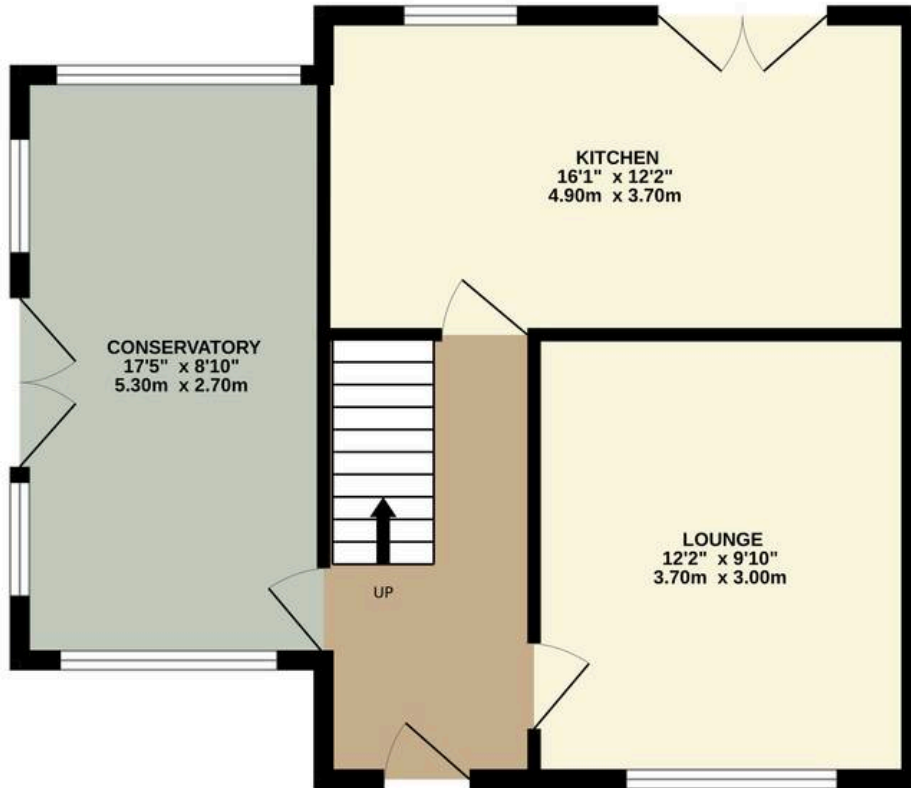




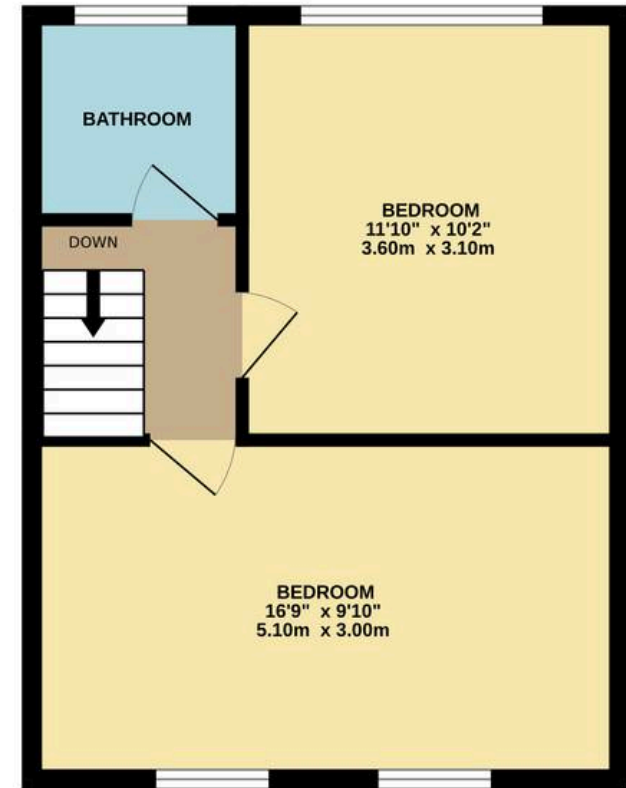




GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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## Bolton

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