



43 Buttermere Road, Farnworth

Offers in Region of £210,000

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

# 43 Buttermere Road

Farnworth, Bolton

Occupying a commanding and enviable corner plot with a garage and plenty of parking stands this inviting and well kept three bedroom semi detached home. The property, which is available immediately with no onward chain is dated in parts but beams with unrivalled potential to improve and restore. Due to the size of the plot, there's genuine potential to extent to the side and or rear subject to the necessary planning and building permissions.

Take advantage of two spacious reception rooms, a separate kitchen with an adjoined lean-to used purely for storage. A welcoming hallway and porch complete the ground floor accommodation. On the first floor you'll find two impressive double bedrooms, a single bedroom and a fitted bathroom suite with a separate WC.

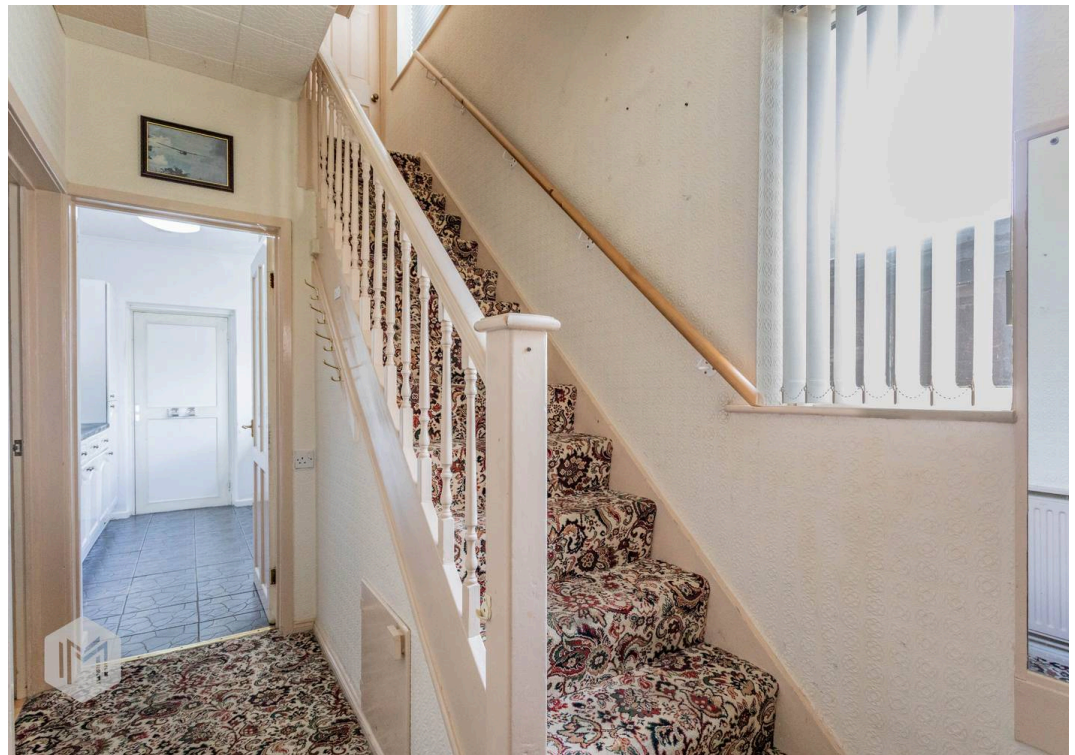
We think the house would be perfectly suited to a first time buyer looking to make their own mark on a property or perhaps a young and growing family looking for more space in a property that they can truly make their own.

Buttermere Road is a quiet and well regarded street located in Farnworth just off Highfield Road. A number of excellent amenities are nearby such as schools, shops and leisure facilities. For those that need to commute, the local motorway junction is accessible in minutes which provides great Links to Manchester and beyond.

Council Tax band: A

Tenure: Leasehold

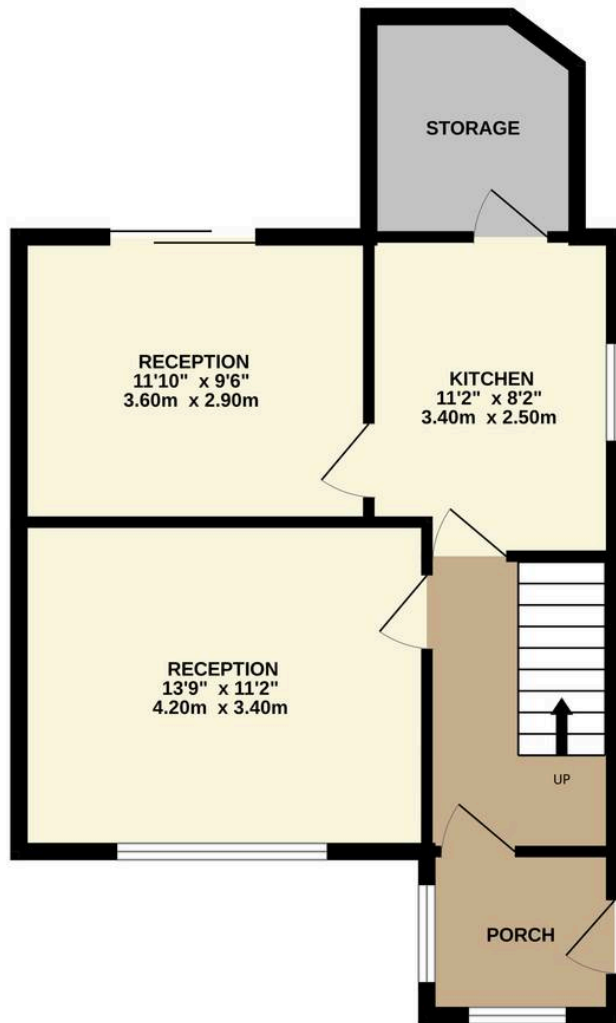




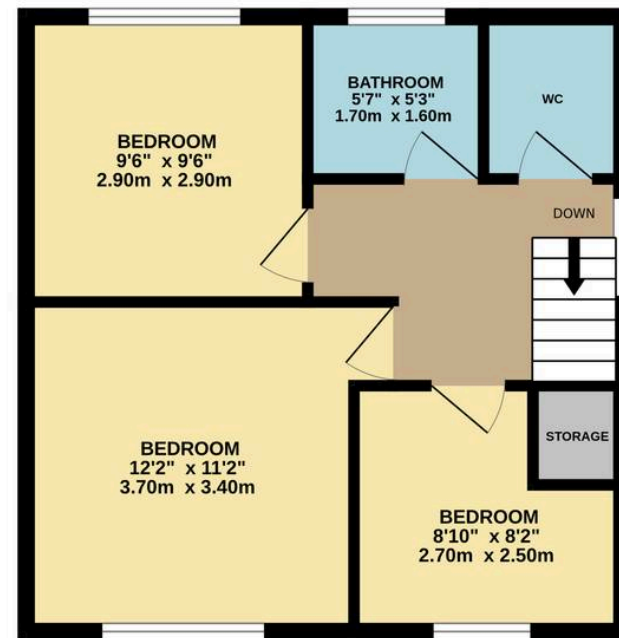




GROUND FLOOR  
509 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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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