

Windermere Road, Farnworth, Bolton, BL4 0PY

Bolton

Offers Over £240,000

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Situated in a popular and well-established residential area of Farnworth, this well-proportioned home offers an excellent opportunity for first-time buyers, growing families, investors, or those looking to live within easy reach of local amenities.

The property enjoys a highly convenient location just a few minutes' walk from Royal Bolton Hospital, making it an ideal choice for NHS staff and healthcare professionals. A wide range of everyday amenities are within easy reach, including supermarkets, independent shops, cafés, pharmacies, leisure facilities, and regular public transport links.

Families will appreciate the excellent educational provision nearby, including Green Fold School, an Ofsted Outstanding specialist primary school located on Windermere Road, as well as a choice of other local primary and secondary schools within the surrounding area.

For commuters, the property offers excellent transport connections with easy access to Bolton town centre, Farnworth town centre, the M61 motorway, and Moses Gate railway station, providing convenient links across Greater Manchester and beyond.

Offering both convenience and excellent connectivity, this property presents a fantastic opportunity to purchase a home in one of Farnworth's most accessible and desirable locations.

Early viewing is highly recommended to fully appreciate everything this property has to offer.













- Highly sought-after residential location, Just a short walk from Royal Bolton Hospital
- Nearby parks and green spaces for leisure and recreation
- Green Fold School (Outstanding specialist primary school) located on the same road
- Close to supermarkets, local shops, cafés and everyday amenities
- Excellent public transport and road links
- Easy access to Bolton town centre, Farnworth town centre and the M61 motorway
- Semi Detached property
- Freehold
- Two Bathrooms
- Three bedrooms





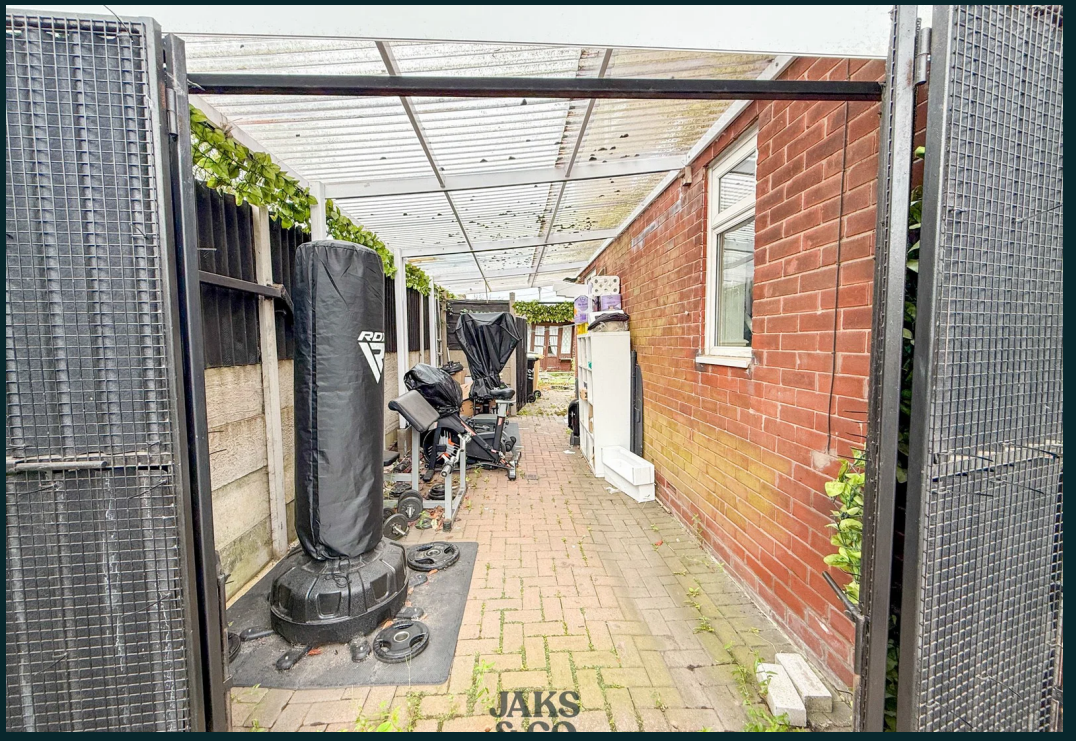








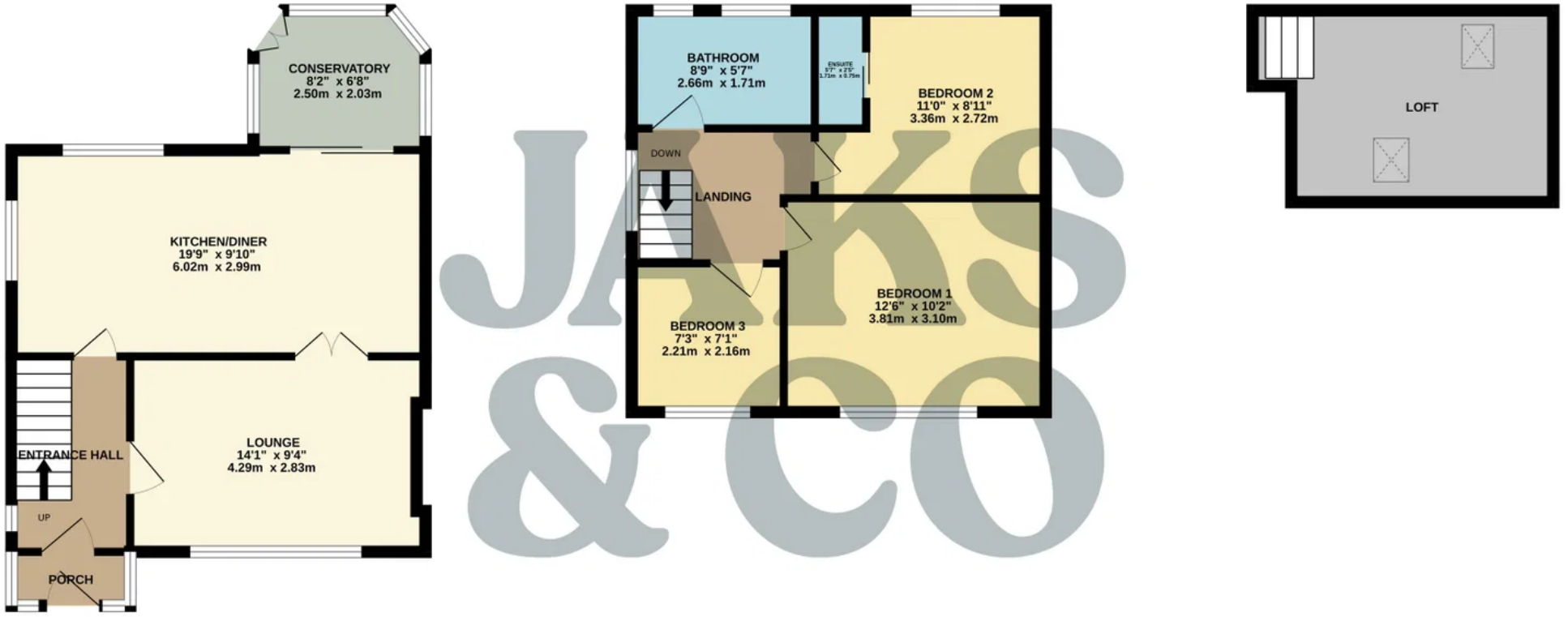




GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.

2ND FLOOR
121 sq.ft. (11.2 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.3 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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Jaks & Co

673 Wilmslow Road Didsbury Manchester M20 6RA

0161 533 0786

info@jaksandco.co.uk

https://www.jaksandco.co.uk/