



Stewart Avenue, Farnworth, Bolton

Offers Over £249,995

Ben Rose Estate Agents are pleased to present to market this spacious and versatile semi-detached family home, situated in a popular residential area of Farnworth, Bolton. Offering generous living accommodation set across three floors, this well-presented property is ideal for growing families seeking flexible living space in a convenient location. Farnworth provides a wide range of everyday amenities including supermarkets, schools, cafés and leisure facilities, whilst also benefiting from excellent travel links. Farnworth Train Station is nearby, providing direct routes into Manchester and surrounding towns, with easy access to the M61 and A666 making commuting across the North West highly convenient. Bolton town centre is also just a short drive away, offering an even greater selection of shopping, dining and entertainment options.

Entering the home, you are welcomed into a vestibule which leads through to the entrance hallway and onwards into the impressive open plan kitchen/dining room. This expansive space forms the heart of the home and features modern fitted cabinets, several integrated appliances and a breakfast bar, perfect for both family living and entertaining guests. Just off the kitchen is a useful utility room and a convenient ground floor WC. The fourth bedroom is located on this floor and offers excellent flexibility, whether used as a guest bedroom, home office or playroom. Completing the ground floor is the generously sized lounge, enhanced by a large bay window which allows plenty of natural light to fill the room, creating a warm and inviting atmosphere.

To the first floor, the landing gives access to three well-proportioned bedrooms, with both the master and second bedroom offering particularly spacious accommodation. The master bedroom further benefits from multiple built-in wardrobes and additional storage solutions. Also located on this floor is the modern three-piece family bathroom, finished to a contemporary standard. Further stairs lead up to the converted loft space, which has been thoughtfully transformed into a versatile space that would make an excellent hobby room, office space or additional storage.

Externally, the property continues to impress with a gated driveway to the front providing off-road parking for up to two vehicles, alongside paved walkways and decorative pebbled areas which offer a neat and low-maintenance appearance. To the rear is a fully enclosed paved and pebbled yard featuring a decked seating area, ideal for outdoor furniture and enjoying the warmer months. A useful storage shed further adds practicality to the outdoor space. Combining spacious accommodation, flexible living areas and a highly convenient location, this is a fantastic opportunity for families looking to settle in one of Farnworth's well-connected residential areas.





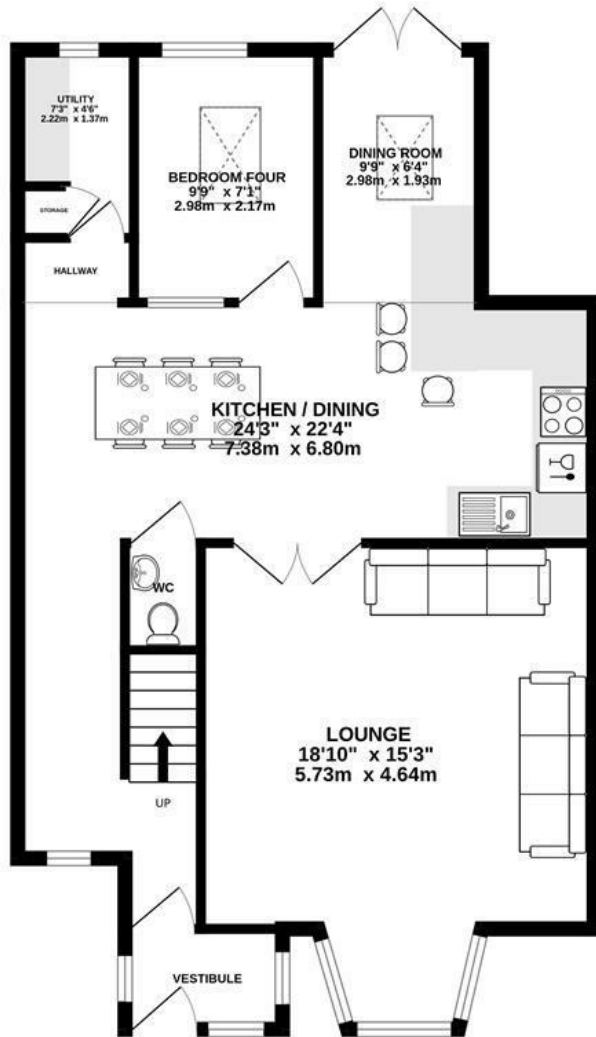




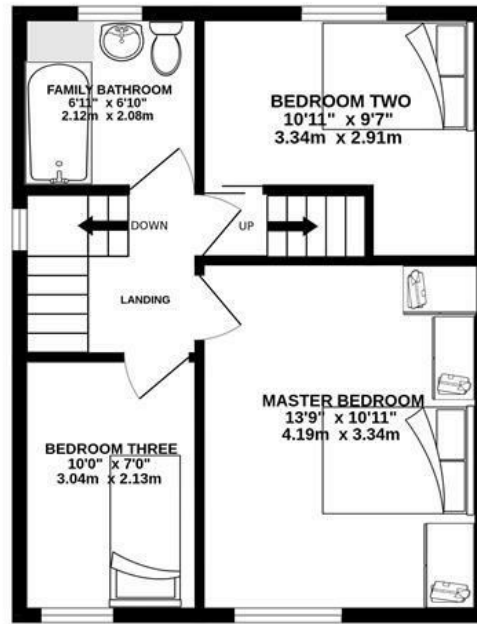




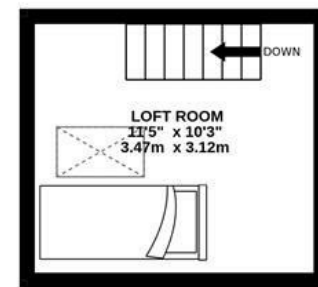
GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR
116 sq.ft. (10.8 sq.m.) approx.

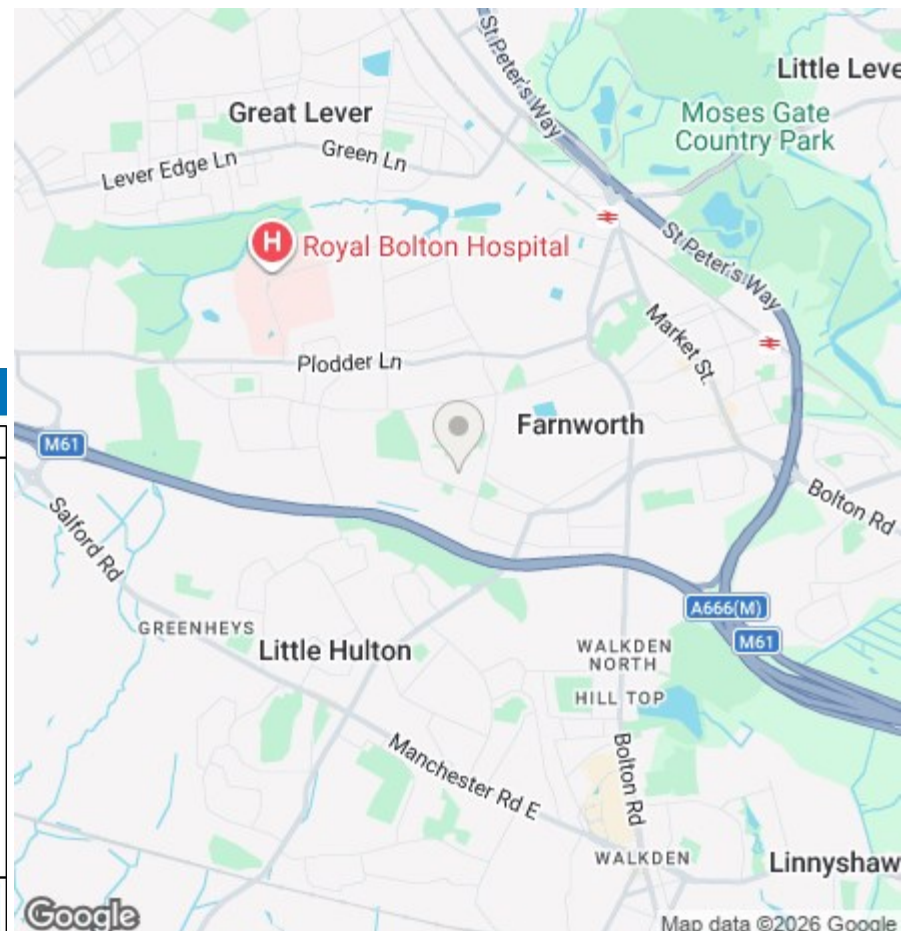


TOTAL FLOOR AREA: 1282 sq.ft. (119.1 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Current: 74, Potential: 79

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	