



## Plodder Lane, Farnworth, Bolton

**Offers Over £324,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented five-bedroom semi-detached character home, situated in a highly convenient area of Bolton, close to the town centre. Brimming with charm and original character features whilst seamlessly blending stylish modern finishes, this spacious family home offers versatile living accommodation throughout and an exceptional south-facing rear garden that has been lovingly landscaped and maintained. Perfectly suited to growing families, the property enjoys close proximity to a wealth of local amenities including highly regarded schools, supermarkets, cafés, restaurants and leisure facilities, as well as Bolton town centre extensive shopping and entertainment options. Excellent travel links are also nearby, with Bolton train station providing direct routes towards Manchester, Preston and beyond, alongside regular bus services and convenient access to the M61 motorway network, making commuting straightforward across the North West.

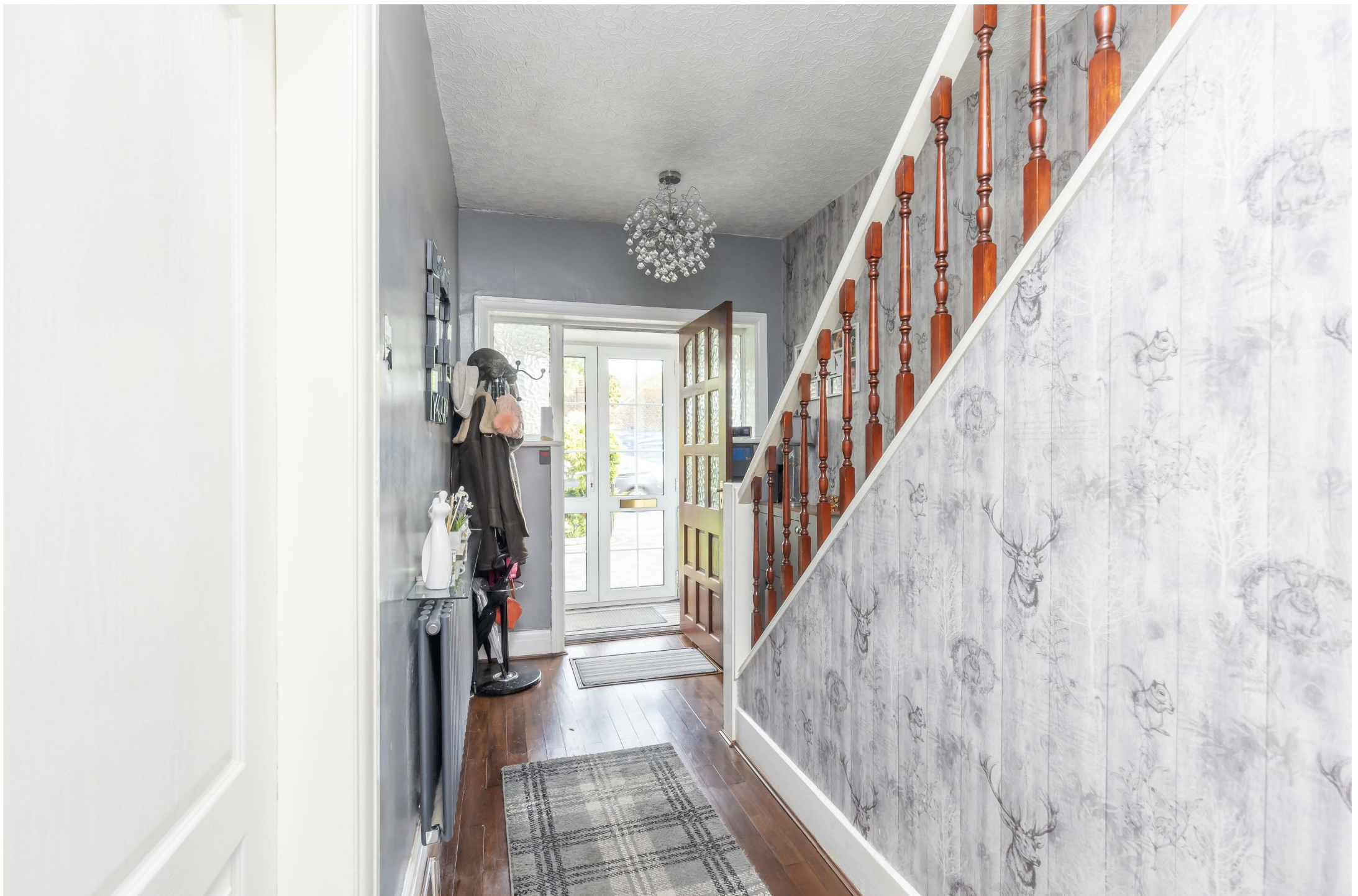
Upon entering the home, you are welcomed by a vestibule leading into a bright and airy reception hall with the staircase positioned ahead and access provided to the principal ground floor rooms. To the front of the property sits the spacious dining room, beautifully illuminated by a large bay-fronted window and offering an elegant space for both formal dining and family gatherings. Double doors lead seamlessly through into the rear lounge, creating a wonderful open flow between the reception rooms when desired. The rear lounge itself is full of character, centred around a stunning classical King Louis plaster fireplace and further enhanced by double doors opening directly out onto the rear garden, allowing natural light to pour in. To the rear of the property, the modern fitted kitchen has been tastefully finished and benefits from a range of integrated appliances alongside ample storage and workspace. An opening leads through into a substantial utility room which adds further practicality and provides access to the rear office space, ideal for those working from home. The utility also offers internal access to the integrated garage and a further door leading directly out into the garden.

To the first floor, the property continues to impress with five bedrooms, offering flexible accommodation for larger families or those requiring additional office or hobby space. The spacious master bedroom occupies the front of the property and benefits from a striking bay-fronted window which enhances both the character and proportions of the room. Bedroom two overlooks the rear garden and features an attractive wood-panelled feature wall, creating a stylish and cosy atmosphere. Bedroom three enjoys views over the front aspect, whilst bedroom four overlooks the beautifully landscaped rear garden. Bedroom five, positioned at the front of the home, would make an ideal nursery, dressing room or home office depending on requirements. Completing the first floor is the beautifully appointed family bathroom, fitted with an overhead shower and finished to a high standard.

Externally, the property boasts excellent kerb appeal with a beautifully manicured front garden and a driveway providing off-road parking for up to two vehicles, leading directly to the integral garage. To the rear, the stunning south-facing garden is undoubtedly one of the home's standout features, offering a large, beautifully landscaped and secluded outdoor space perfect for relaxing or entertaining. A charming seating area leads onto a well-maintained lawn bordered by mature planting, whilst a delightful summer house and impressive feature fish pond create a peaceful and picturesque setting at the rear of the garden. Combining elegant character features, spacious family accommodation and exceptional outdoor space in a highly convenient Bolton location, this outstanding home presents a rare opportunity for families seeking both charm and practicality in equal measure.



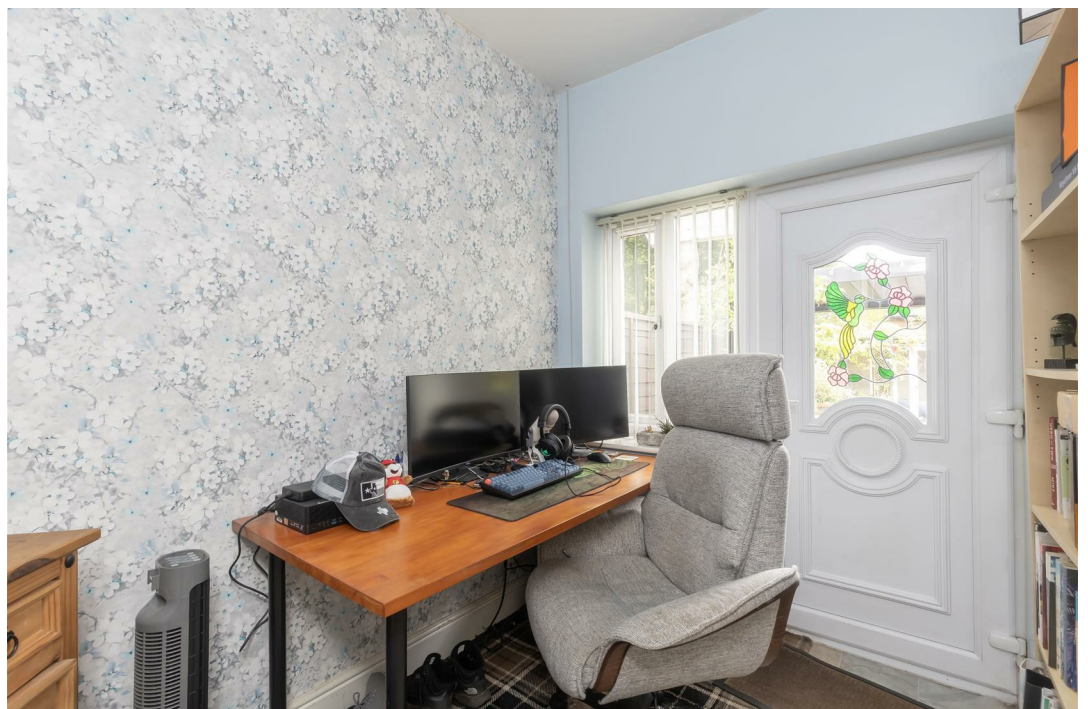














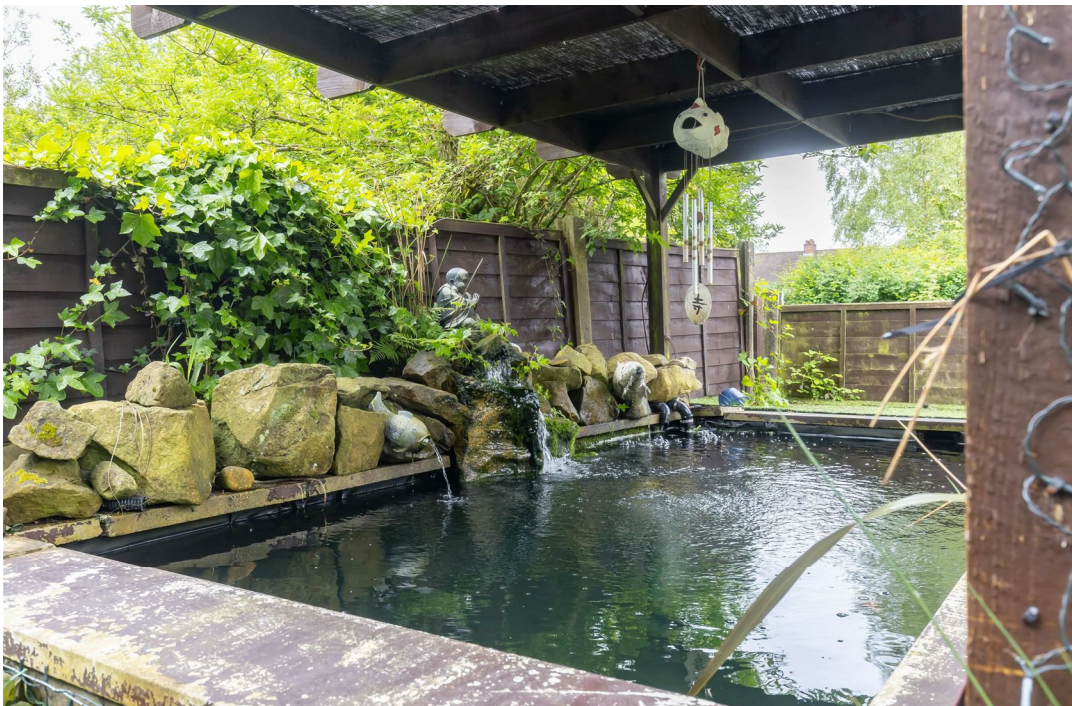






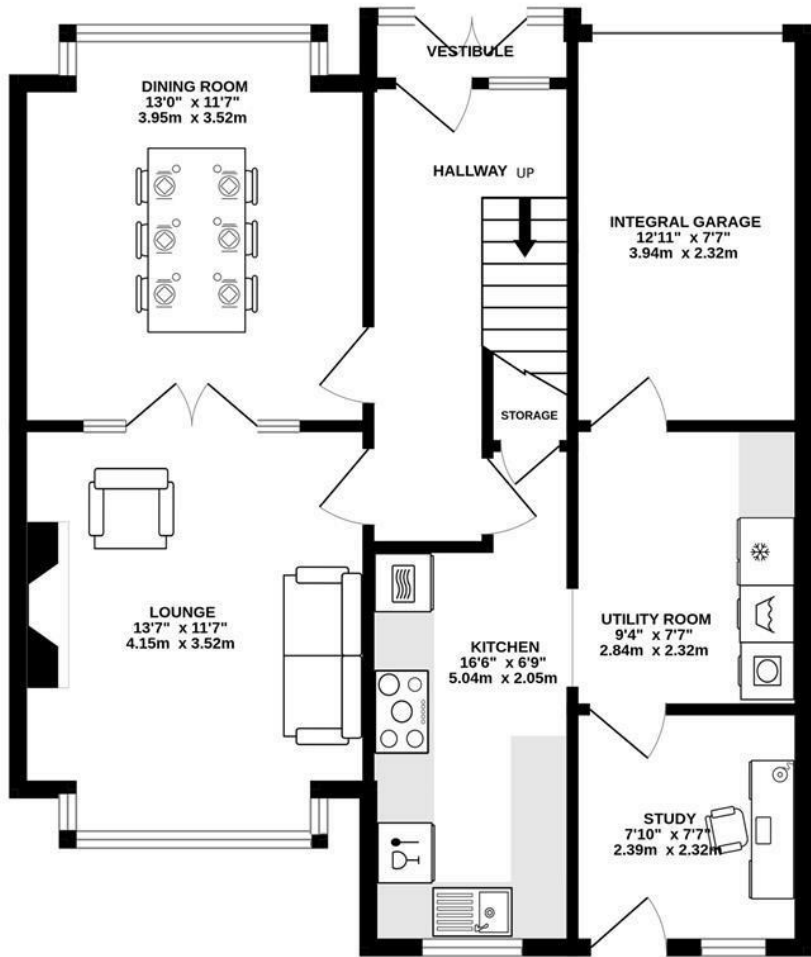




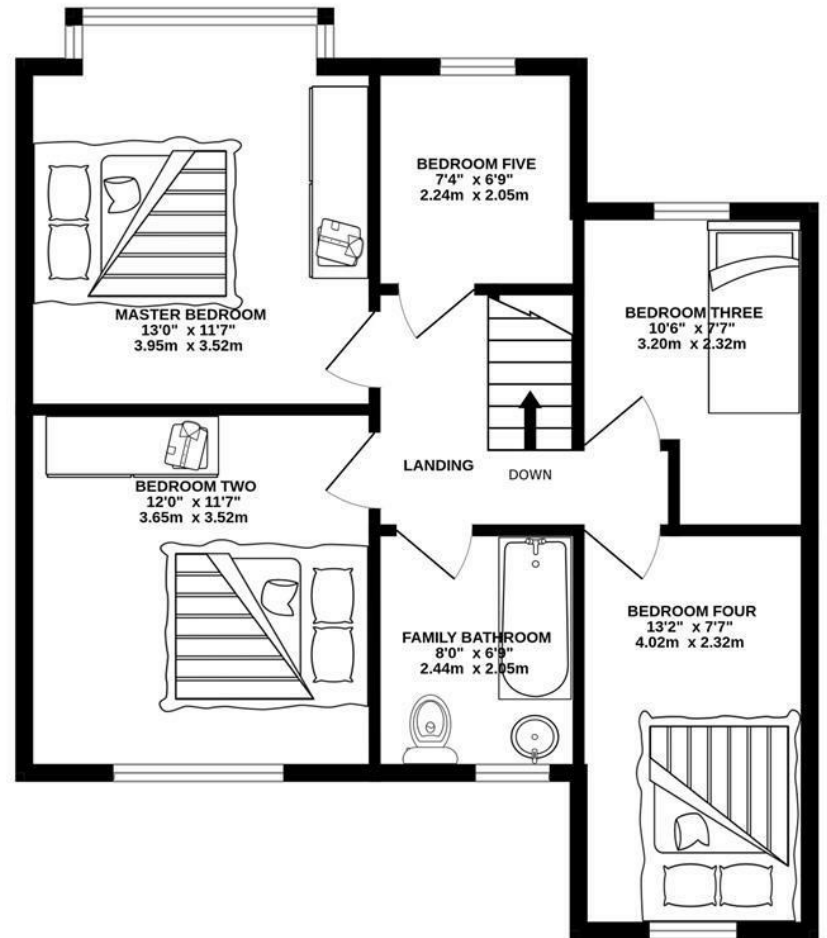


# BEN ROSE

GROUND FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



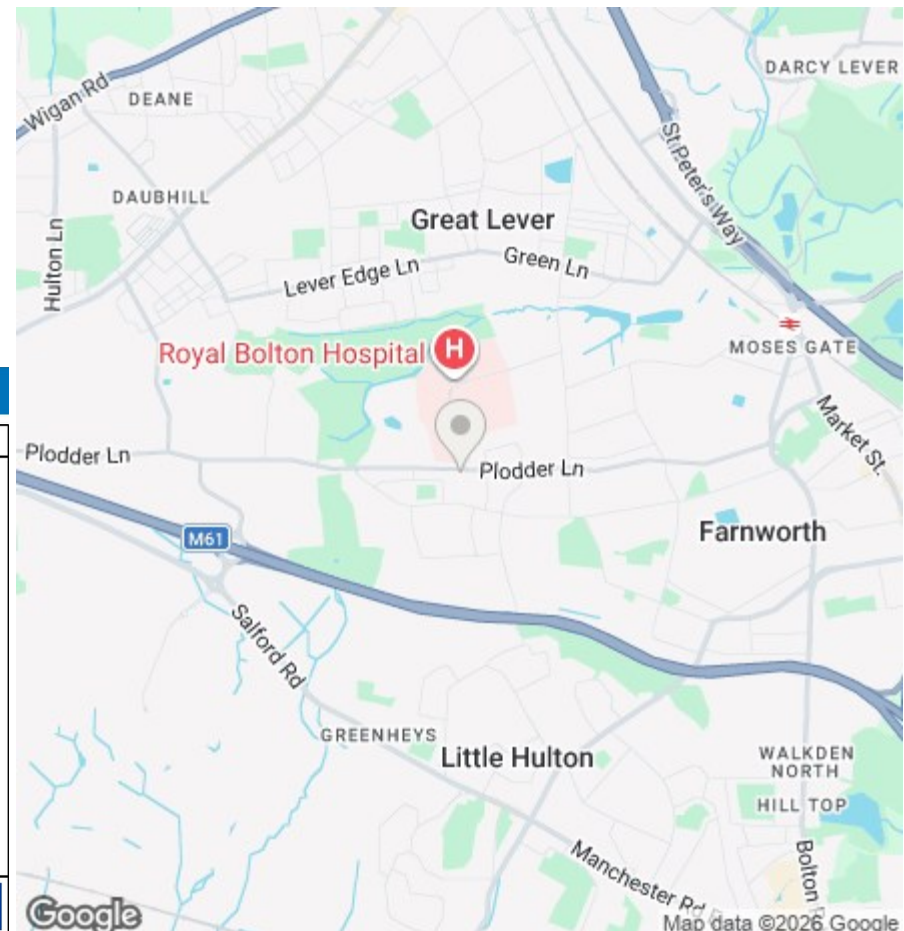
1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.8 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

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