

295 Park Road, Westhoughton, Bolton, BL5 3HU



Offers Around £239,950

Well presented three bedroom semi-detached property in a very popular residential location. Close to local schools, shops and major transport links for easy commute to Manchester or Preston. The property benefits from off road parking, double glazing, front garden, rear garden with decked area and outside dining area. This spacious semi-detached is highly recommended for viewing to appreciate the location, outside space and condition of this property.

- Semi-Detached
- Gardens front and Rear
- Excellent Condition
- Gas Central Heating
- Council Tax Band C
- Three Bedroom
- Off Road Parking
- Double Glazed
- Awaiting EPC



Well presented three bedroom semi-detached located in a very popular area of Westhoughton. Situated close to local primary and secondary schools, local shops and great transport links making commute to Manchester or Preston very convenient. The property comprises:- Porch, entrance hall, lounge, kitchen diner. To the first floor there are three bedrooms and a family bathroom. This property benefits from double glazing, gas central heating, off road parking, front garden, rear garden with dining area. Viewing of the well presented three bedroom property is highly recommended to appreciate the space the condition, location and all the property has to offer.

Porch

, UPVC double glazed entrance door to front, :

Entrance Hall

UPVC frosted double glazed window to side, double radiator, stairs, door to Storage cupboard:

Lounge 10'8" x 11'10" (3.25m x 3.61m)

UPVC double glazed window to front, coal effect gas open fire set in feature stone built Adam style surround, double radiator.

Kitchen/Diner 11'10" x 18'4" (3.60m x 5.59m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, china butler style sink unit with single drainer, stainless steel swan neck mixer tap, worktop space and tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, built-in eye level electric fan assisted oven, built-in five ring ceramic hob with pull out extractor hood over, built-in microwave, two windows to rear, uPVC double glazed window to rear, double radiator, uPVC double glazed entrance double door to rear:

Bedroom 1 10'8" x 11'1" (3.25m x 3.38m)

UPVC double glazed bay window to front, double radiator:

Bedroom 2 11'10" x 11'1" (3.60m x 3.38m)

UPVC double glazed window to rear, radiator:

Bedroom 3 7'1" x 7'2" (2.17m x 2.19m)

UPVC double glazed window to front, radiator:

Bathroom

Three piece suite comprising corner bath with shower over, mixer tap and shower curtain, vanity wash hand basin with storage under, mixer tap and full height ceramic tiling to two walls and low-level WC, uPVC frosted double glazed window to rear, uPVC frosted double glazed window to side, heated towel rail, ceramic tiled flooring.



Landing

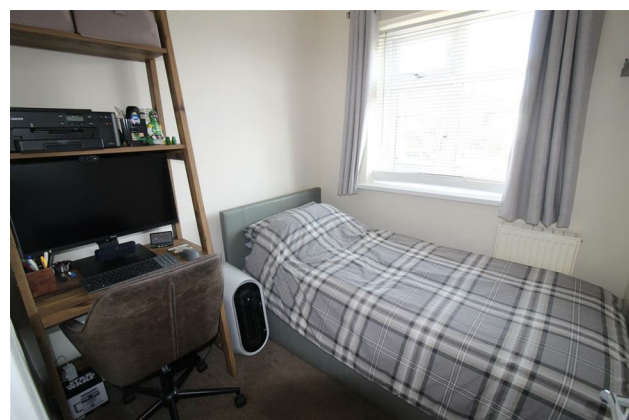
UPVC frosted double glazed window to side, :

Outside Front

Resin driveway with garden area to side laid to lawn and mature planting.

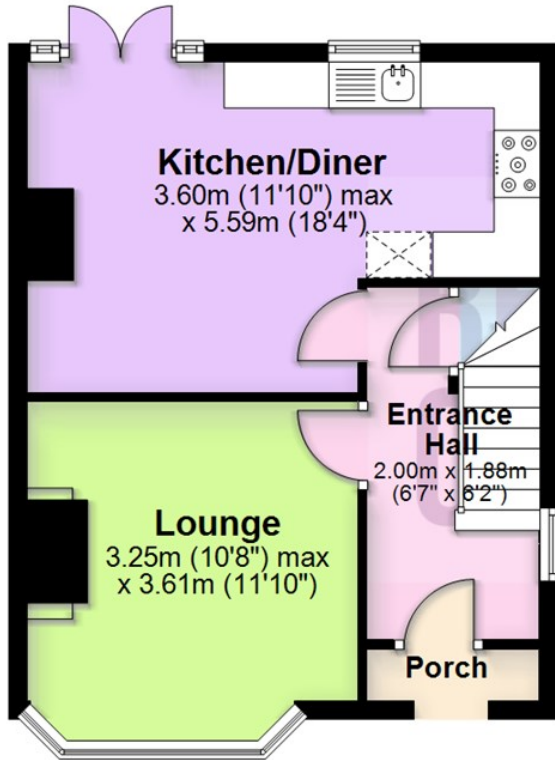
Outside Rear

Enclosed rear garden laid to lawn with mature planting, decked seating area, wooden garden shed and paved outside patio seating and dining area.



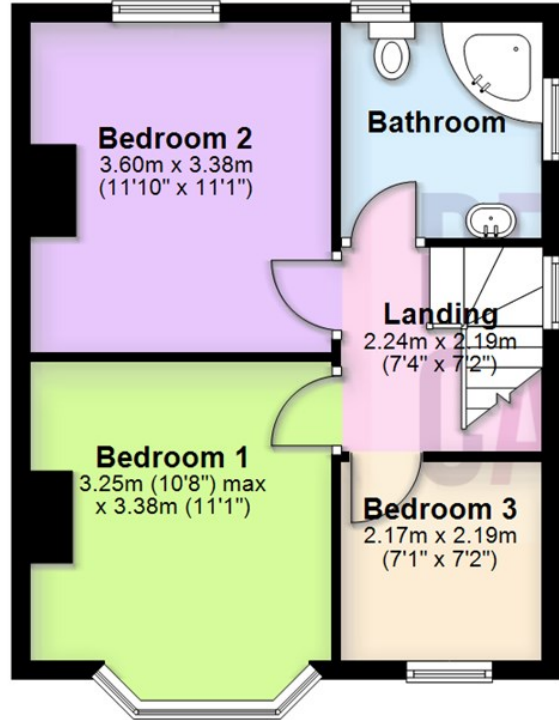
Ground Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



First Floor


Approx. 39.7 sq. metres (427.8 sq. feet)



Total area: approx. 79.1 sq. metres (851.0 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

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 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC 