



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 88        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 65                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Collingwood Way, Westhoughton, BL5 3TT

### £1,295

AN IMMACULATE THREE BEDROOM SEMI DETACHED HOME

Welcome to this immaculate three-bedroom semi-detached home located in the popular area of Collingwood Way, Westhoughton. This property boasts modern fixtures and fittings throughout, offering a stylish and comfortable living space for you and your family.

As you step inside, you'll be greeted by a spacious reception room, perfect for entertaining guests or relaxing with your loved ones. The ample living space provides versatility for creating your ideal home environment, whether it's a cosy family room or a vibrant social hub.

The three well-appointed bedrooms offer plenty of space for a growing family or for those in need of a home office or guest room. The single bathroom ensures convenience for all residents.

One of the highlights of this property is the enviable garden, where you can enjoy outdoor gatherings, gardening, or simply basking in the sunshine. Additionally, the off-road parking adds a touch of convenience to your daily routine.

Situated close to local amenities, this home offers the perfect blend of suburban tranquillity and urban convenience. Don't miss out on the opportunity to make this house your home sweet home in Bolton.

For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents.



# Collingwood Way, Westhoughton, BL5 3TT

£1,295



- Exquisite Semi Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold
- Three Piece Bathroom
- Low Maintenance Rear Garden
- Council Tax Band C

## Ground Floor

### Entrance Hall

Rockdoor front door, central heating radiator, spotlights, smoke detector, tiled flooring, door to reception room and stairs to first floor.

### Reception Room

14'2 x 10'7 (4.32m x 3.23m)

UPVC double glazed window, central heating radiator, spotlights, television point, wall mounted electric fire, wood effect laminate flooring and double doors to kitchen/dining area.

### Kitchen/Dining Area

20'10 x 14'0 (6.35m x 4.27m)

UPVC double glazed window, two Velux windows, upright central heating radiator, spotlights, range of wall and base units with marble worktops, integrated oven with four ring electric hob and extractor hood, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine and dishwasher, breakfast bar, tiled flooring, door to understairs storage and bi-folding doors to rear.

## First Floor

### Landing

Spotlights, smoke detector, loft access, doors leading to three bedrooms and bathroom.

### Bedroom One

13'1 x 7'10 (3.99m x 2.39m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Two

10'5 x 7'10 (3.18m x 2.39m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

8'0 x 6'0 (2.44m x 1.83m)

UPVC double glazed window and central heating radiator.

### Bathroom

5'10 x 5'4 (1.78m x 1.63m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, direct feed rainfall shower and rinse head, spotlights, fully tiled elevations and tiled flooring.

## External

### Rear

Enclosed garden with artificial lawn and paved patio.

### Front

Off road parking.



Tel: 01616960085

www.keenans-estateagents.co.uk