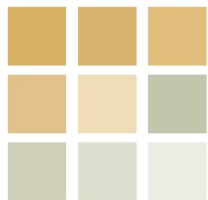




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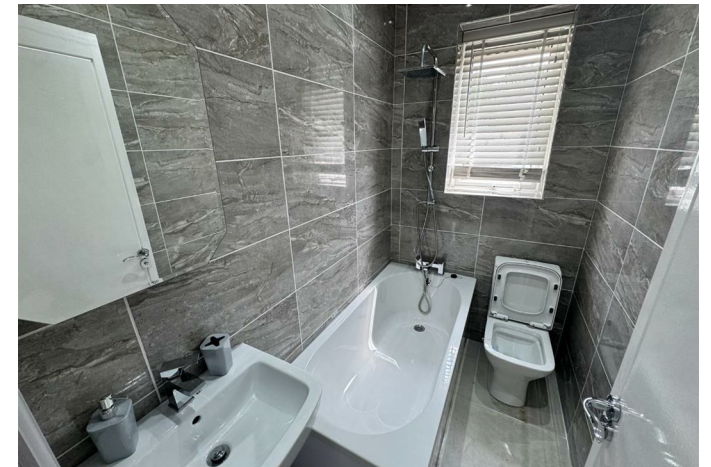


10 WESTLAND AVENUE
Bolton, BL4 9SR
£175,000

10 WESTLAND AVENUE

Property at a glance

This modern double-fronted link detached bungalow features three generously sized bedrooms, a sleek and stylish bathroom, and a contemporary kitchen designed for both everyday use and entertaining. Situated on a sizable plot, the property offers ample outdoor space along with a driveway that easily accommodates two or more cars. Internally, the property is bright, spacious, and finished to a high standard throughout. Conveniently located within walking distance to local amenities, it offers both comfort and practicality in a great location.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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