



33 Perseverance Close, Westhoughton
£206,000

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ESTATE AGENTS

33 Perseverance Close

Westhoughton, Bolton

Nestled in a sought-after residential area, this beautifully presented 2 bedroom semi-detached house is the ideal property for first-time buyers looking for a modern and stylish home. Upon arrival, you are greeted by a two-car driveway, providing convenient off-road parking. Stepping inside, the attention to detail is evident with a striking media feature wall and fireplace creating a focal point in the welcoming living area. The contemporary kitchen boasts integrated appliances and a guest WC completes the ground floor layout. Moving upstairs, you will find two generously sized double bedrooms, each exuding a sense of comfort and tranquillity.

Step outside into the inviting outdoor space, where a private enclosed rear garden awaits with a composite decked patio area, perfect for al fresco dining and entertaining guests. The low-maintenance artificial grassed lawn ensures a vibrant green space year-round, enhanced by a wood fenced border for added privacy and security. A convenient storage shed provides ample space for garden tools and outdoor equipment. To the front of the property, a tarmacked driveway offers parking for two vehicles, ensuring convenience for residents and their guests alike.



33 Perseverance Close

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With 7 years remaining on the NHBC guarantee, this home offers peace of mind and quality assurance for prospective buyers. Embrace a modern lifestyle with this charming property, where contemporary design meets practical living spaces, making it a place to truly call home.

Council Tax band: B

Tenure: Freehold

- Ideal First Time Buyers Property
- Two Car Driveway
- Two Double Bedrooms
- Media Feature Wall & Fireplace
- Artificial Grassed Lawn
- Guest WC
- Composite Decked Seating Area
- Modern Décor
- 7 Years NHBC Remaining
- Integrated Appliances



Lounge

21' 1" x 11' 2" (6.43m x 3.40m)

A spacious family lounge with built in media wall, exposed wood feature mantle piece, grey wood effect laminate flooring, upvc bay window with white shutters, two radiators, multiple power points and built in storage under stairs.

Guest W,C

3' 5" x 5' 8" (1.04m x 1.73m)

A guest w.c with grey wood effect laminate floor, single heated towel rail, low level pedestal toilet, and wash basin.

Kitchen/Dining Room

14' 2" x 8' 4" (4.32m x 2.54m)

A modern fitted family kitchen/diner with a range of fitted base and wall units, under counter lighting, grey wood effect laminate flooring, sink under upvc window, integrated dish washer, fridge freezer, gas hob, electric oven, upvc French doors to rear garden and ample space for the family dining table.

Landing Area

6' 9" x 9' 8" (2.06m x 2.95m)

A landing space with power point and fully carpeted.

Bedroom One

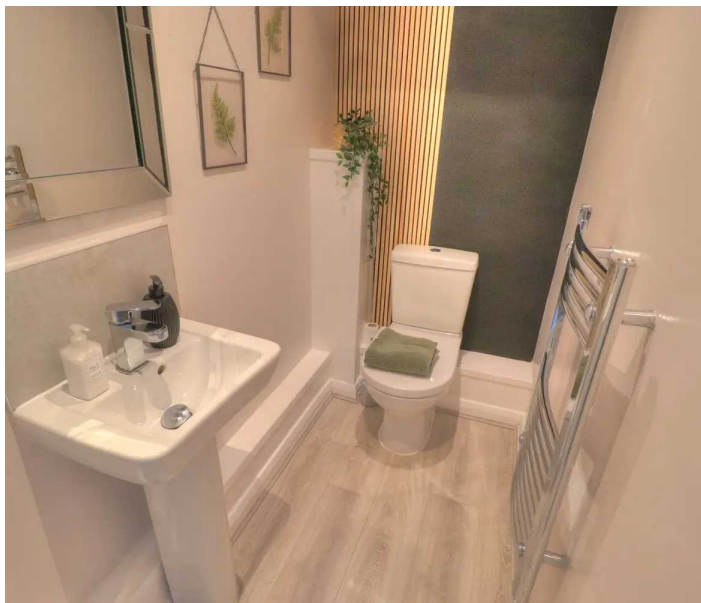
9' 8" x 14' 2" (2.95m x 4.32m)

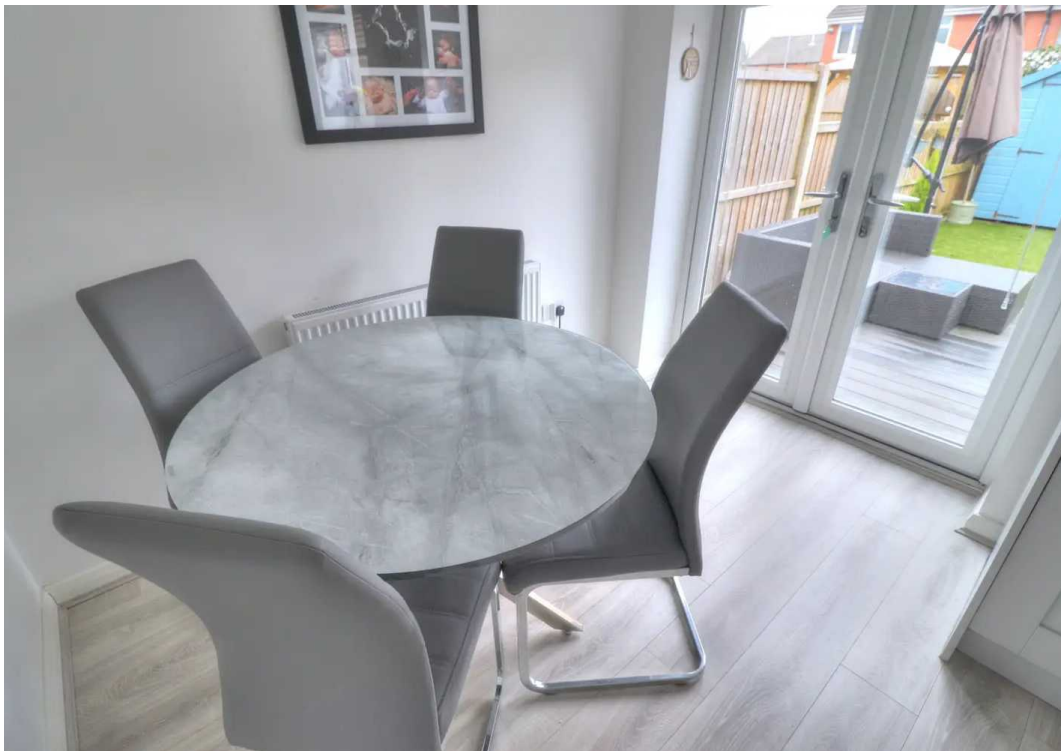
A spacious double room with two upvc windows, single radiator, multiple power points and fully carpeted.

Bedroom Two

9' 7" x 14' 1" (2.92m x 4.29m)

A spacious double room with upvc window, multiple power points, single radiator and fully carpeted.





Bathroom

6' 9" x 6' 8" (2.06m x 2.03m)

A modern family bathroom suite, bath tub and shower above with glass screen, wash basin, low level pedestal toilet, frosted upvc window, heated towel rail, ceiling spot lighting and grey wood effect laminate flooring.



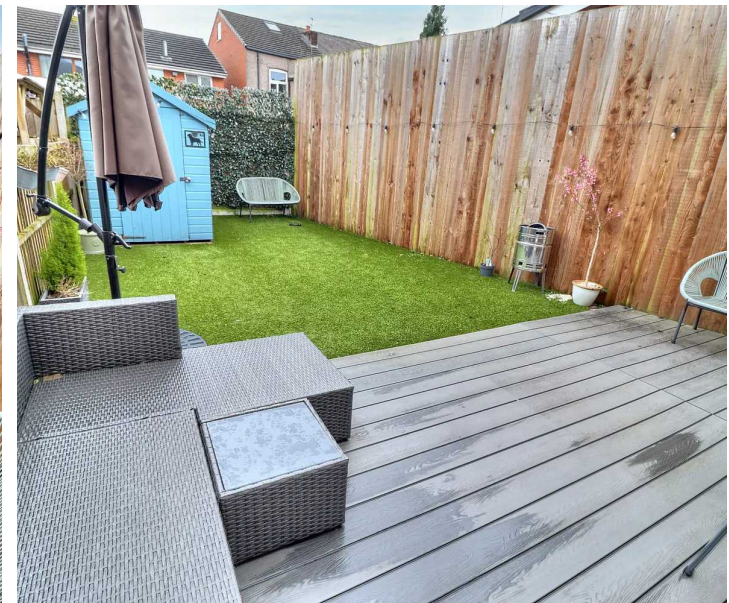
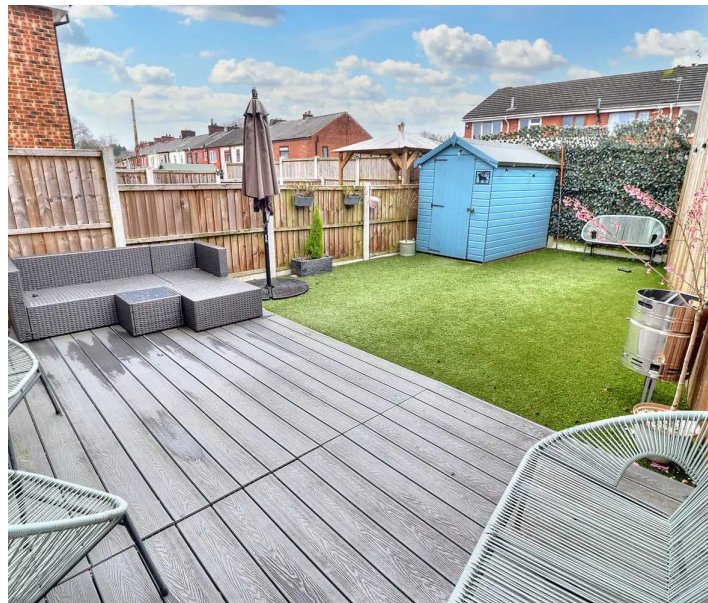
REAR GARDEN

A private enclosed rear garden with composite decked patio area ideal for alfresco dining, artificial grassed lawn, wood fenced border and storage shed.

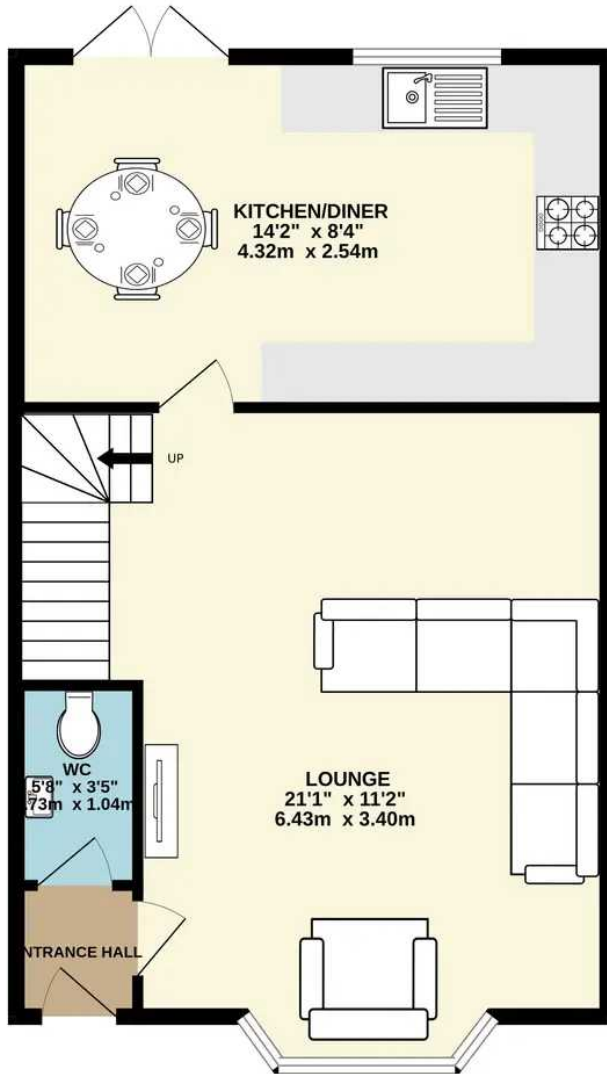
DRIVEWAY

2 Parking Spaces

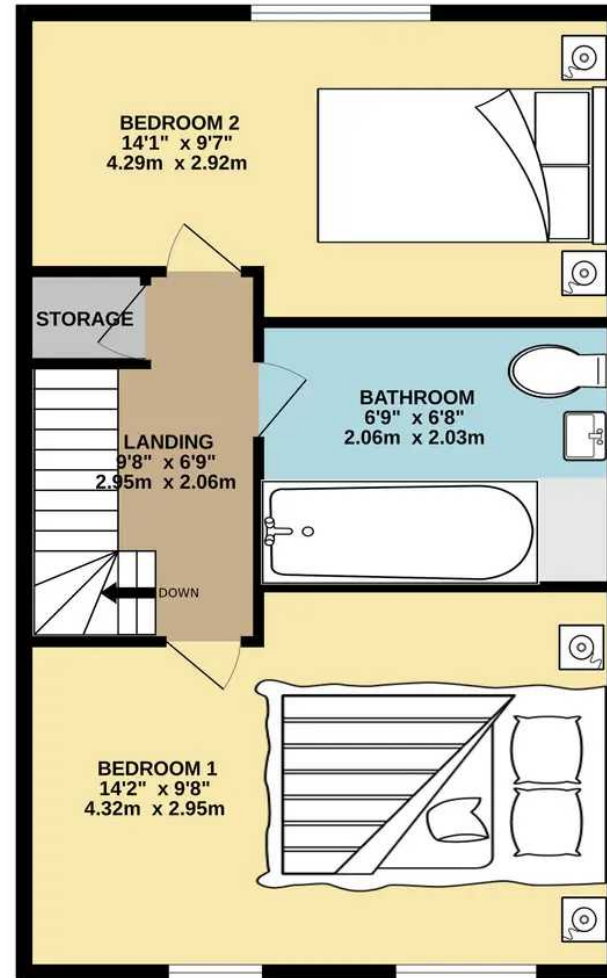
A tarmacked driveway to front providing parking for two cars.



GROUND FLOOR
722 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
709 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.9 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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