



**26 Hunts Bank, Westhoughton, BL5 2LA**  
**Offers Around £163,950**

Situated in this popular area Copelands are pleased to offer for sale this superbly presented and extended end terraced property. The property benefits from two very spacious reception rooms, kitchen extension with fitted white units, two double bedrooms and bathroom. Outside there is a yard area to the rear and a beautiful garden to the front with decorative graveled area and timber decking. Located off the main road but offering excellent access to motorway and rail network, there is an unadopted parking area adjacent to the property. OFFERED WITH NO ONWARD CHAIN..... EARLY VIEWING IS ADVISED

### ENTRANCE HALL

Access is via a composite door located to the side. Tiled flooring, stairs leading to first floor, doors to lounge and dining room.

### LOUNGE 15'8" x 13'8" (4.80m x 4.18)

With flagged hearth, cast-iron stove with glass door in chimney, radiator, laminate flooring, UPVC double glazed french doors to garden.

### DINING ROOM 14'11" x 12'0" (4.55m x 3.68m)

Fireplace, radiator, laminate flooring, open to kitchen, door to built-in under-stairs storage cupboard.

### KITCHEN 12'7" x 7'1" (3.84m x 2.18)

Fitted with a matching range of wall and base, wall mounted concealed boiler, integrated fridge and freezer, plumbing for washing machine, built-in electric oven, four ring gas hob with hood extractor, double glazed window and door to rear yard.

### STAIRS LANDING 15'8" x 12'7" (4.78m x 3.86m)

Doors to bedrooms and bathroom, loft access.

### BEDROOM ONE 15'8" x 12'7" (4.78m x 3.86m)

Two UPVC double glazed windows to front aspect, radiator.

### BEDROOM TWO 14'2" x 9'8" (4.32m x 2.97m)

PVCu double glazed window to rear, radiator.

### BATHROOM

Three piece white suite comprising tiled panelled bath with power shower over and folding glass screen, wash hand basin to vanity unit and toilet. Fully tiled walls, UPVC frosted double glazed window to side aspect, radiator.

### EXTERIOR

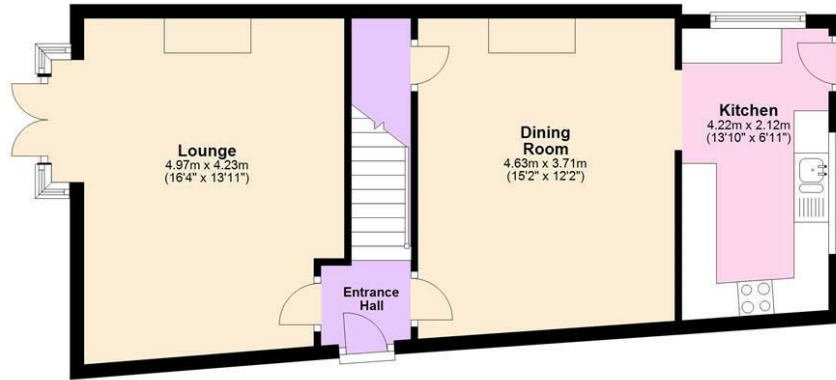
Enclosed private low maintenance, private garden, paved sun patio, timber decking area, decorative stone with stepping stones and flower and shrub borders beds, timber gate giving access to side..

### EXTERIOR REAR

Paved courtyard with double timber gates giving access to rear.

# Floor Plan

## Ground Floor



## First Floor



Total area: approx. 90.0 sq. metres (968.5 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.

67 Church Street, Westhoughton, Bolton, BL5 3RZ

Tel: 01942 842409 Email: [lettings@copelandsproperty.co.uk](mailto:lettings@copelandsproperty.co.uk) [www.copelandsproperty.co.uk](http://www.copelandsproperty.co.uk)