

**58 Bee Hive Green, Bolton, BL5 3HS**

**Price £285,000**

This beautiful 'FREEHOLD' two bedroom, semi detached true bungalow. Located in the heart of Westhoughton just off Park Road, the property is just minutes from the local motorway network with strong links to Manchester, Preston, Blackburn and beyond. Westhoughton Town Centre is also within close proximity which offer an abundance of amenities such as shops, bars, cafes, supermarkets and plenty of convenience stores. Briefly comprises of entrance hall, spacious lounge, two double bedrooms, recently fitted kitchen and shower room. The property sits on a large corner plot with gardens to front and rear, a long driveway providing ample off road parking. Early viewing is advised to fully appreciate.

### ENTRANCE HALL

Access is via a UPVC double glazed door, laminate flooring, radiator, loft access, doors to bedrooms and bathroom, open to kitchen.

### LOUNGE 16'0" x 11'4" (4.88m x 3.47m)

UPVC double glazed window to front aspect, radiator, laminate flooring.

### DINING KITCHEN 9'8" x 8'8" (2.95m x 2.65m)

Fitted with a range of wall and base units with built in electric oven, gas hob and chimney style extractor. Plumbed for auto washer, integral fridge freezer, tiled floor. UPVC double glazed windows to rear and side aspects. UPVC double glazed door to rear garden.

### BEDROOM ONE 12'10" x 11'4" (3.93m x 3.47m)

UPVC double glazed window to rear aspect, radiator.

### BEDROOM TWO 9'8" x 8'8" (2.95m x 2.65m)

UPVC double glazed window to front aspect, radiator, laminate flooring.

### BATHROOM 6'1" x 5'4" (1.87m x 1.65m)

Corner enclosed shower cubicle with rain shower over, sink to vanity unit, toilet. UPVC double glazed window to side aspect, white vertical radiator.

### EXTERIOR FRONT

Garden laid mainly to lawn, paved driveway with mature trees to side and access to rear garden.

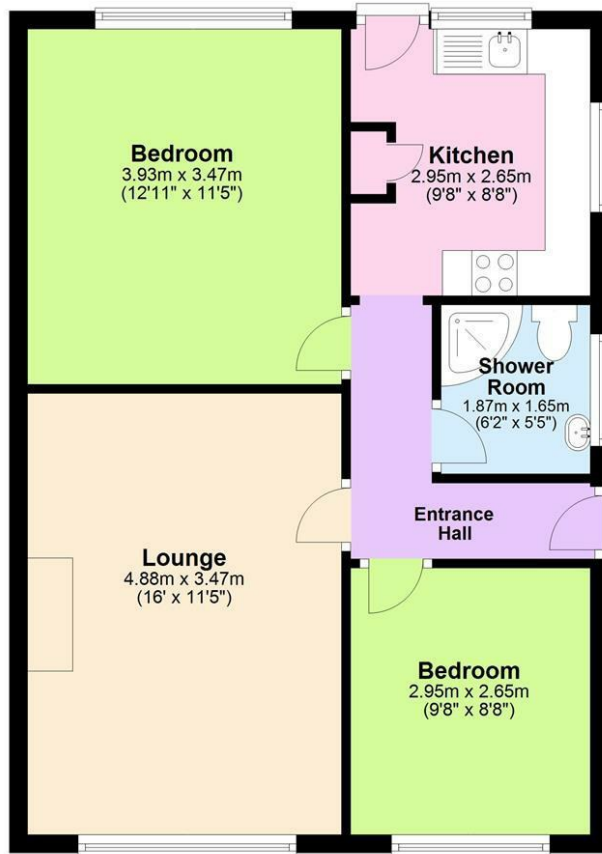
### EXTERIOR REAR

Paved patio with steps leading to a raised garden which laid mainly to lawn.



# Floor Plan

## Ground Floor



Total area: approx. 55.4 sq. metres (596.5 sq. feet)

## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (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>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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