

2 Victoria Street Westhoughton, Bolton, BL5 3AR

Copelands are pleased to offer for sale this beautiful two bedroom end cottage. Located in the heart of Westhoughton just off Market Street being just minutes from the local motorway network with strong links to Manchester, Preston, Blackburn and beyond. Westhoughton Town Centre is also within walking distance, which offer an abundance of amenities such as shops, bars, cafes, supermarkets and plenty of convenience stores. Internal accommodation briefly comprises of; Entrance vestibule, spacious lounge, stunning high gloss dining kitchen, cloaks wc, two bedrooms and a contemporary style four piece bathroom. Externally the property benefits from enclosed private rear garden. Parking is available to the end of the street. Fully double glazed and gas central. Early viewing is advised.

Offers In The Region Of £152,950

2 Victoria Street

Westhoughton, Bolton, BL5 3AR



- TWO BEDROOM END COTTAGE
- CLOAKS WC
- BARS AND RESTAURANTS LITERALLY ON THE DOOR STEP
- RECENTLY REFURBED THROUGHOUT
- MASTER BEDROOM WITH FITTED WARDROBES
- WELL SOUGHT AFTER AREA
- STUNNING HIGH GLOSS DINING KITCHEN
- STUNNING FOUR PIECE BATHROOM

ENTRANCE VESTIBULE

LOUNGE

14'8" x 11'11" (4.48m x 3.65m)

DINING KITCHEN

WC

STAIRS LANDING

BEDROOM ONE

13'1" x 11'10" (3.99m x 3.61m)

BEDROOM TWO

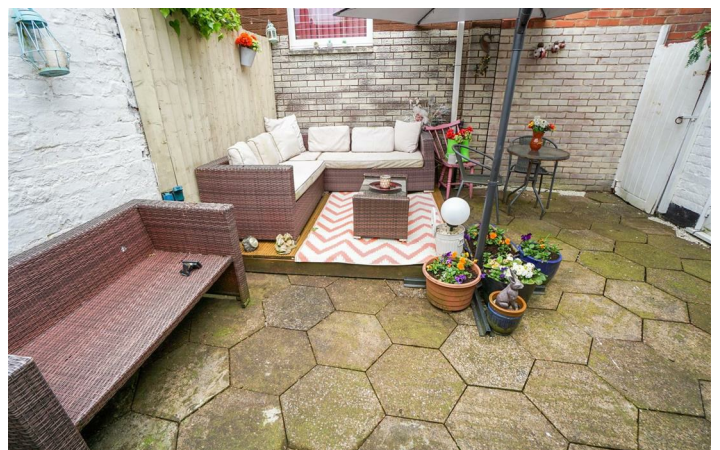
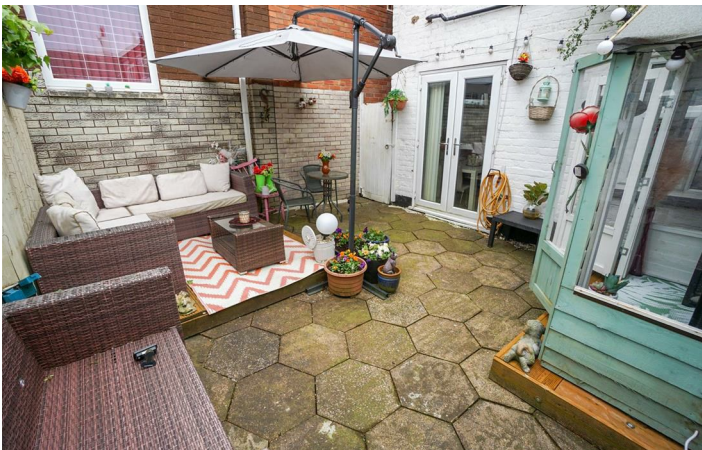
9'2" x 5'11" (2.79m x 1.80m)

BATHROOM

EXTERIOR



[Directions](#)



Floor Plan

Ground Floor



First Floor



Total area: approx. 65.4 sq. metres (703.9 sq. feet)

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.

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