



169 Green Meadows, Westhoughton, BL5 2BL

Price £215,000

Copelands are delighted to offer to the market, this three bedroom detached property being well positioned for all local amenities including Westhoughton town centre where you will find an abundance of independent shops, bars and restaurants along with numerous supermarkets. The property is a short distance to Outstanding Primary Schools and it is also worthy to note that the property has good access to commuter links including the M61, Daisy Hill and Westhoughton train stations. This FREEHOLD property is OFFERED TO THE MARKET WITH NO ONWARD CHAIN....EARLY VIEWING ADVISED

PORCH ENTRANCE

Single glazing to timber frame. Tiled floor, door to lounge.

LOUNGE 13'7" x 10'7" (4.16m x 3.25m)

UPVC double glazed window to front aspect and patio doors to rear aspect. Radiator, TV aerial & telephone points, living flame gas fire in wood surround with marble hearth & back. Door leading to storage cupboard, stairs and kitchen.

KITCHEN 5'7" x 8'11" (1.72m x 2.73m)

UPVC double glazed window and door leading to rear gardens. Modern fitted with a range of wall and base units with inset sink/drainage. Freestanding electric oven with chrome chimney style extractor fan above, space for washer & fridge/freezer, radiator, ceramic tiling to work surface areas & floor.

STAIRS LANDING

Loft access, UPVC double glazed window to side aspect. Doors to bedrooms, bathroom and separate toilet.

BEDROOM ONE 13'0" x 8'5" (3.97m x 2.57m)

UPVC double glazed window to front aspect, radiator.

BEDROOM TWO 10'5" x 7'8" (3.18m x 2.36m)

UPVC double glazed window to front aspect, radiator.

BEDROOM THREE 10'5" x 7'8" (3.18m x 2.36m)

UPVC double glazed window to rear aspect, radiator.

BATHROOM 7'7" x 7'6" (2.33m x 2.31m)

UPVC double glazed window to rear aspect, radiator. panelled bath with shower over, wash basin to vanity unit. Large airing/storage cupboard.

TOILET

UPVC double glazed window to rear aspect, toilet.

EXTERIOR FRONT

Large driveway providing off road parking for up to 4 cars. Single attached garage with up & over door, electric & water supply. Well stocked gardens to front & side with established shrubs & trees.

EXTERIOR REAR

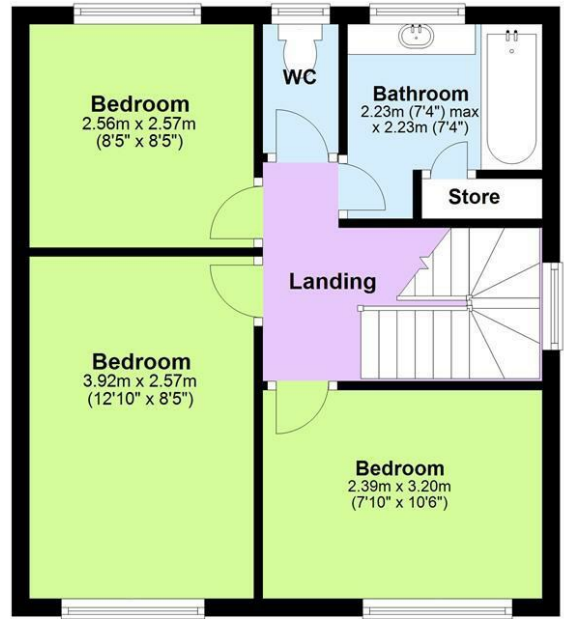
Garden laid mainly to lawn, paved patio and decking, access to front from both sides of the house.

Floor Plan

Ground Floor

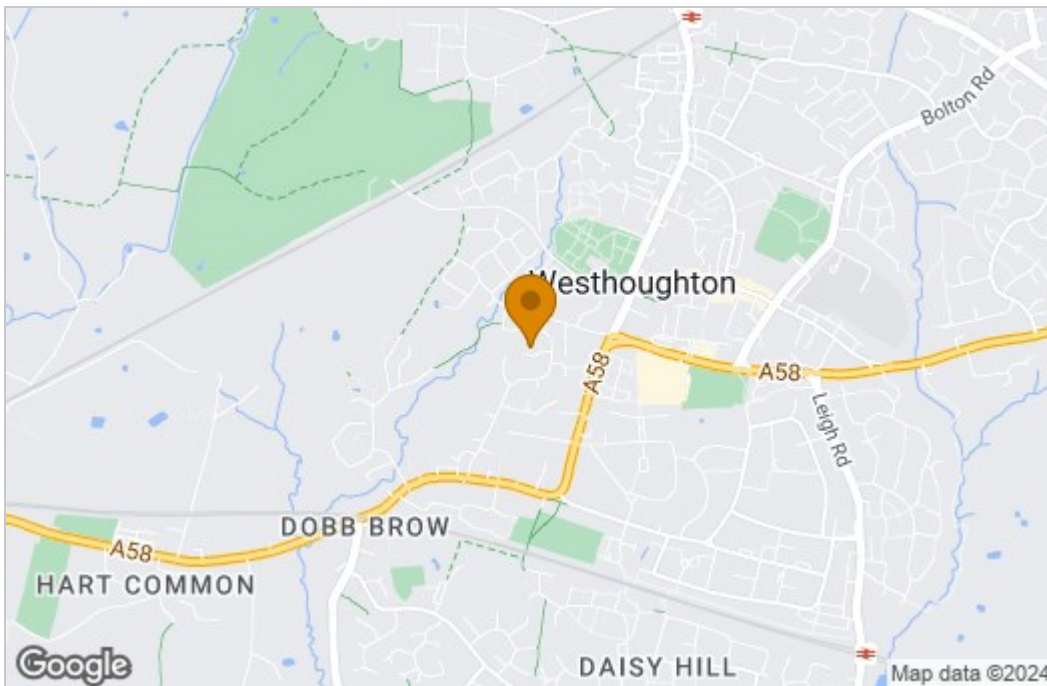


First Floor

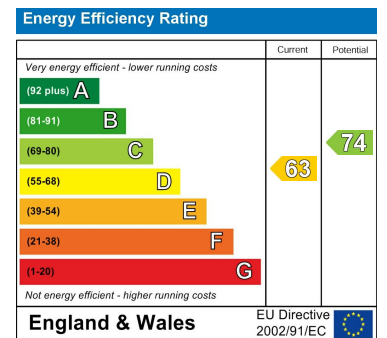


Total area: approx. 86.3 sq. metres (928.8 sq. feet)

Area Map



Energy Efficiency Graph



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