



## 109 Townsfield Road Westhoughton, Bolton, BL5 2NS

COPELANDS are delighted to offer For Sale this larger than average 'FREEHOLD' semi detached family home with stunning landscaped garden garden to the rear with a summer house. Located in the highly prized area of Westhoughton being within walking distance to the vibrant town centre, train station and close to excellent transport links into Bolton & Manchester. The spacious accommodation comprises of a welcoming entrance hall, cloaks wc, large open plan lounge dining, large sleek and stylish open plan family dining kitchen with a door leading to a garage space that has been converted to a spacious office and storage. To the first floor three spacious bedrooms and a contemporary designed bathroom. Outside, the front of the property has an attractive paved frontage providing off road parking for 3 cars whilst to the rear is a STUNNING landscaped with a sizable Indian stone patio, garden laid to lawn and a summer house. Other benefits of this fantastic property include gas central heating and all double glazing. Early viewing advised to fully appreciate what spacious accommodation this property has to offer.

**Offers Over £230,000**

# 109 Townsfield Road

Westhoughton, Bolton, BL5 2NS



- THREE BEDROOM SEMI DETACHED PROPERTY
- BEAUTIFULLY PRESENTED THROUGHOUT
- LARGE OPEN PLAN LOUNGE DINING
- LARGE OPEN PLAN FAMILY DINING
- MODERN FITTED KITCHEN & BATHROOM
- TWO DOUBLE BEDROOMS
- STUNNING LANDSCAPED GARDEN TO REAR
- GARAGE CONVERTED TO STORAGE AND OFFICE
- EARLY VIEWING ADVISED

ENTRANCE HALL

CLOAKS WC

LOUNGE

KITCHEN DINING

DINING AREA

STAIRS LANDING

BEDROOM ONE

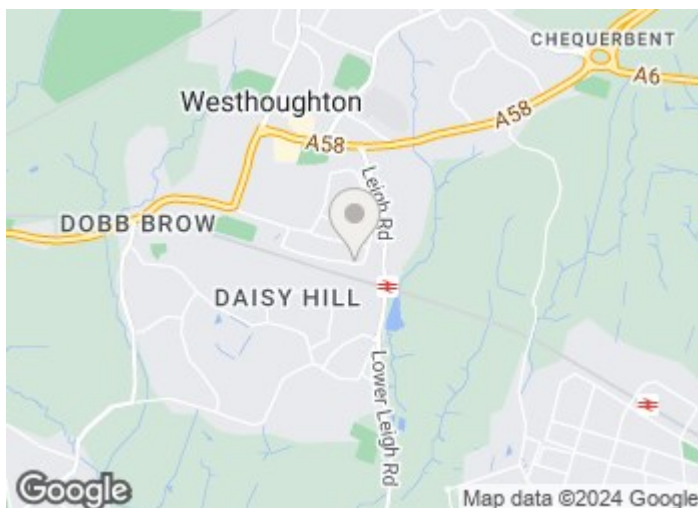
BEDROOM TWO

BEDROOM THREE

BATHROOM

EXTERIOR FRONT

EXTERIOR REAR

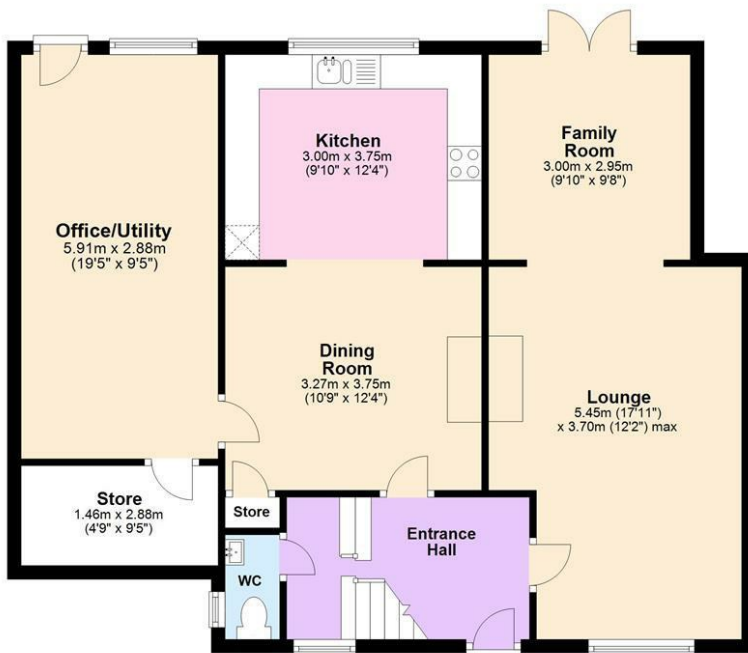


[Directions](#)



# Floor Plan

## Ground Floor



## First Floor



Total area: approx. 125.6 sq. metres (1352.3 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.

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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	