



3 Washacre, Bolton, BL5 2NF
Offers Around £178,950

**** OFFERED TO MARKET WITH NO ONWARD CHAIN **** THREE BEDROOM SEMI DETACHED PROPERTY situated in a popular residential location within easy access to all local amenities, award winning schools, Daisy Hill train station for commuting to major towns and cities. The property is in need of some modernisation and is a great opportunity for first time buyers and investors alike. **EARLY VIEWING STRONGLY ADVISED TO AVOID DISAPPOINTMENT**

PLEASE NOTE THIS PROPERTY IS OWNED BY THE SALES DIRECTOR & FAMILY

ENTRANCE HALL

Access is via a UPVC double glazed door. Open to dining kitchen.

DINING KITCHEN

Large open plan dining kitchen with a variety of wall and base units, built in oven, gas hob. Door leading to utility. UPVC double glazed windows to front, side and rear aspects. Open stairs leading to first floor. Door to lounge.

UTILITY

UPVC double glazed giving access to rear garden. UPVC double glazed window to front aspect.

LOUNGE

Spacious lounge with UPVC double glazed window to front aspect, sliding patio doors to conservatory.

CONSERVATORY

French door to rear garden.

STAIRS LANDING

Loft access, doors to bedrooms, shower room, wc and storage cupboard.

MASTER BEDROOM

UPVC double glazed window to front aspect, built in wardrobe.

BEDROOM TWO

UPVC double glazed window to front aspect, built in wardrobe.

BEDROOM THREE

UPVC double glazed window to rear aspect.

WET ROOM

Electric shower, door to airing cupboard, UPVC double glazed window to rear aspect.

SEPARATE TOILET

UPVC double glazed window to rear aspect. Toilet.

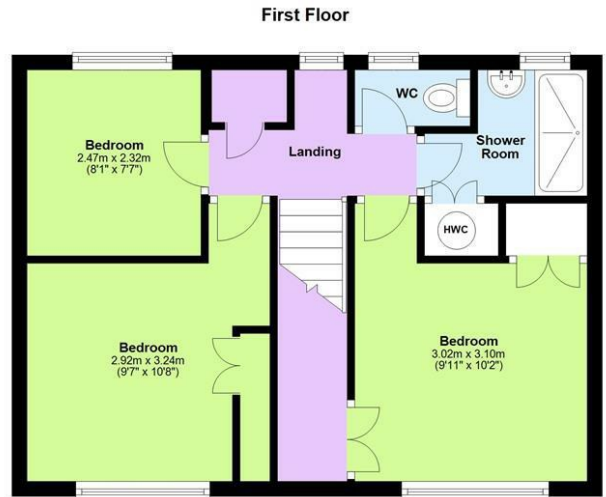
EXTERIOR FRONT

Garden laid mainly to lawn with well established shrubs to borders, paved path leading to front door.

EXTERIOR REAR

Low maintenance garden, fully paved, timber gate giving access to rear and garage with parking for two cars.

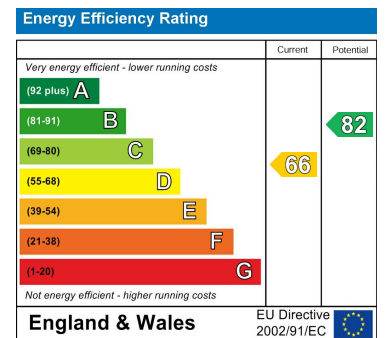
Floor Plan



Area Map



Energy Efficiency Graph



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