



19 Park Meadow Westhoughton, Bolton, BL5 3UZ

Well presented spacious four bedroom semi detached property situated in a quiet Cul-De-Sac located only minutes from the M61 motorway network with strong links to Manchester, Preston, Blackburn and beyond. Westhoughton Train Station and town centre is also within walking distance, which offers an abundance of amenities such as shops, bars, cafes, supermarkets and plenty of convenience stores. Briefly comprising:-Entrance, spacious lounge, open plan family dining with a stunning Bespoke fitted kitchen with appliances. To the first floor there are four bedrooms, master with en-suite wet room and a family bathroom. To the front there is a garden laid to lawn, drive and a garage. To the rear is a beautiful private garden which is laid mainly lawn with well established trees and shrubs to borders.

Offered with no onward chain early viewing is highly recommended

Price £285,000

19 Park Meadow

Westhoughton, Bolton, BL5 3UZ



- FOUR BEDROOM SEMI DETACHED PROPERTY
- QUALITY FITTED KITCHEN WITH INTERGRAL APPLIANCES
- EXTENDED ABOVE THE GARAGE
- ALARM SYSTEM, SECURITY LIGHTING & CCTV
- THREE DOUBLE BEDROOMS
- BEAUTIFUL PRIVATE REAR GARDEN
- FREEHOLD TENURE
- MASTER WITH EN-SUITE WET ROOM
- GARAGE & DRIVE FOR TWO CARS PARKING
- NO ONWARD CHAIN

ENTRANCE HALL

LOUNGE

15'10" x 11'8" (4.83m x 3.58m)

KITCHEN

8'11" x 14'7" (2.72m x 4.46m)

DINING ROOM

8'11" x 9'9" (2.72m x 2.98m)

STAIRS LANDING

BEDROOM ONE

16'4" x 9'9" (4.99m x 2.98m)

EN-SUITE WET ROOM

3'10" x 9'9" (1.19m x 2.98m)

BEDROOM TWO

13'5" x 8'5" (4.11m x 2.58m)

BEDROOM THREE

11'3" x 8'5" (3.44m x 2.58m)

BEDROOM FOUR

7'5" x 5'10" (2.27m x 1.78m)

FAMILY BATHROOM

5'6" x 5'10" (1.68m x 1.78m)

GARAGE

14'8" x 9'9" (4.49m x 2.98m)

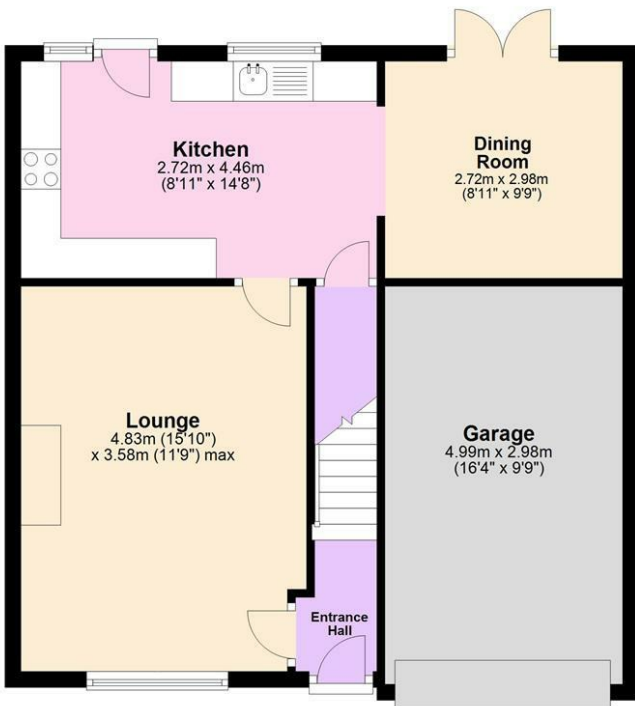


[Directions](#)

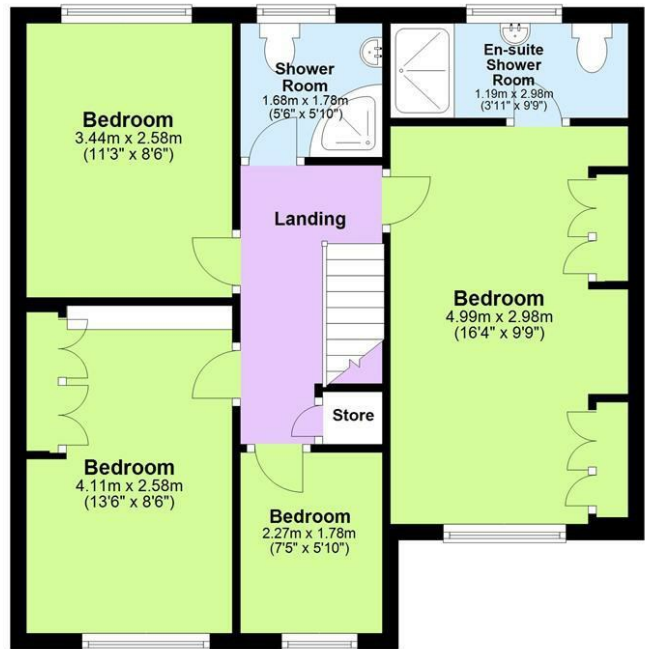


Floor Plan

Ground Floor



First Floor



Total area: approx. 111.6 sq. metres (1201.5 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 www.copelandsproperty.co.uk

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	