



57 Manchester Road Westhoughton, Bolton, BL5 3QD

Copelands are pleased to bring to the market this stunning large four bedroom property and must be viewed to fully appreciate what this property has to offer. Briefly comprising of:- entrance vestibule, spacious lounge, large open plan family dining, stunning fitted kitchen with appliances, reception two with access to a wet room, converted basement, four double bedrooms master with en-suite and a family bathroom. Rear garden with an additional garden plot. Parking to the side for up to four cars.
OFFERED WITH NO ONWARD CHAIN EARLY VIEWING IS ADVISED

Offers In The Region Of £295,000

57 Manchester Road

Westhoughton, Bolton, BL5 3QD



- TRADITIONAL END TERRACED PROPERTY
- LARGE OPEN PLAN FAMILY DINING
- BASEMENT ROOM
- OFFERED WITH NO ONWARD CHAIN
- FOUR DOUBLE BEDROOMS
- STUNNING KITCHEN WITH INTEGRAL APPLIANCES
- LARGE SEPARATE GARDEN TO REAR
- THREE BATHROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING FOR MANY VEHICLES

VESTIBULE

LOUNGE

KITCHEN DINING FAMILY ROOM

RECEPTION TWO

WET ROOM

BASEMENT CONVERSION

STAIRS LANDING

BEDROOM ONE

EN-SUITE SHOWER

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

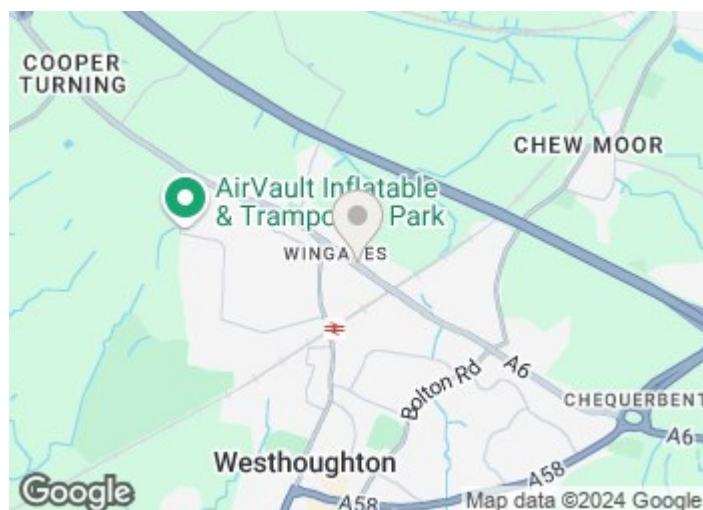
FAMILY BATHROOM

EXTERIOR FRONT & SIDE

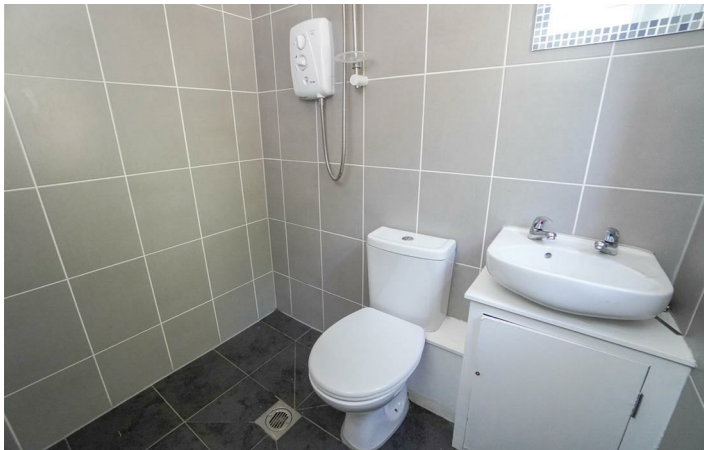
REAR GARDEN

ADDITIONAL GARDEN

ADDITIONAL NOTES



[Directions](#)



Floor Plan



Total area: approx. 162.2 sq. metres (1746.0 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			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	