

2 The Hoskers

Westhoughton, Bolton, BL5 2DW

This beautifully presented, extensively renovated and extended two-bedroom detached bungalow is located in the highly sought-after area of Daisy Hill, Westhoughton. Conveniently situated within walking distance of excellent local schools, including the "Outstanding" Eatock Primary School (as rated by Ofsted), Daisy Hill train station, and just minutes from the motorway network, providing quick access to Manchester, Preston, Blackburn, and beyond. The property is also within easy reach of Westhoughton Town Centre, offering a wide range of amenities such as shops, bars, cafes, supermarkets, and numerous convenience stores.

The accommodation briefly comprises: a welcoming entrance hall, a spacious open-plan lounge/dining area, and a newly fitted, high-quality kitchen with built-in appliances. The stunning orangery, with its glass roof, provides a bright and inviting space. The bungalow offers two generously sized double bedrooms and a newly installed shower room, featuring a double walk-in shower. To the front, you will find a well-maintained garden and a large paved driveway leading to a single detached garage, offering ample off-road parking for multiple vehicles.

An internal viewing is highly recommended to fully appreciate the exceptional features, high-quality finish, and thoughtful extensions of this remarkable property.

Offers Over £293,000

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- DETACHED TRUE BUNGALOW
- TWO DOUBLE BEDROOMS
- IMMACULATE THROUGHOUT
- LARGE OPEN PLAN LOUNGE DINING
- NEWLY FITTED KITCHEN
- SINGLE DETACHED GARAGE & LARGE PAVED DRIVE
- ORANGERY WITH GLASS ROOF
- NEWLY INSTALLED ROOF
- MUST BE VIEWED TO FULLY APPRECIATE

ENTRANCE HALL

LOUNGE DINING

19'5" x 19'9" (5.94 x 6.02)

KITCHEN

7'3" x 10'8" (2.23 x 3.26)

ORANGERY

13'10" x 8'6" (4.23 x 2.60)

BEDROOM ONE

8'10" x 11'5" (2.70 x 3.49)

BEDROOM TWO

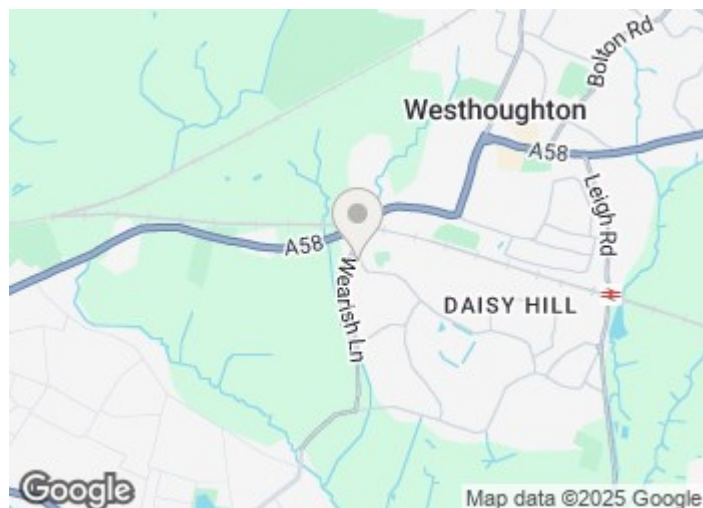
10'3" x 8'4" (3.14 x 2.55)

BATHROOM

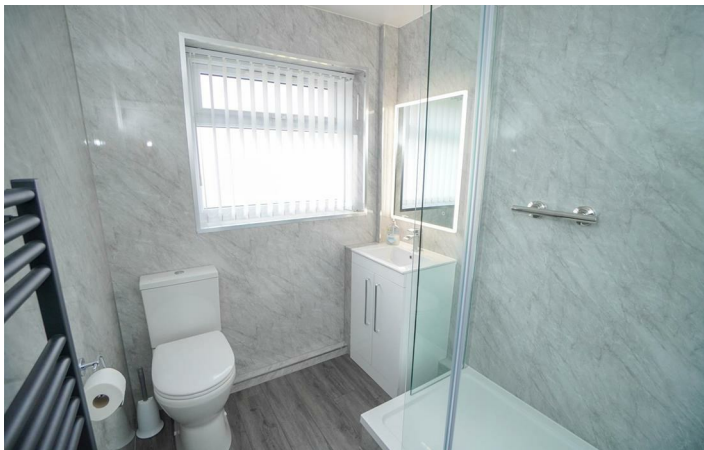
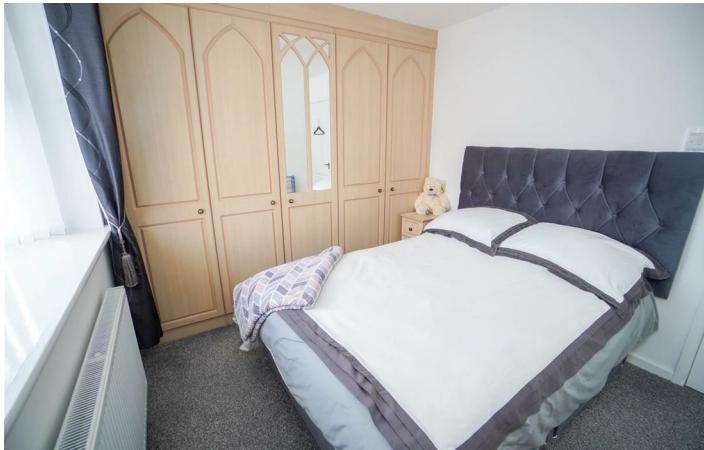
7'3" x 5'11" (2.23 x 1.81)

EXTERIOR FRONT

EXTERIOR REAR



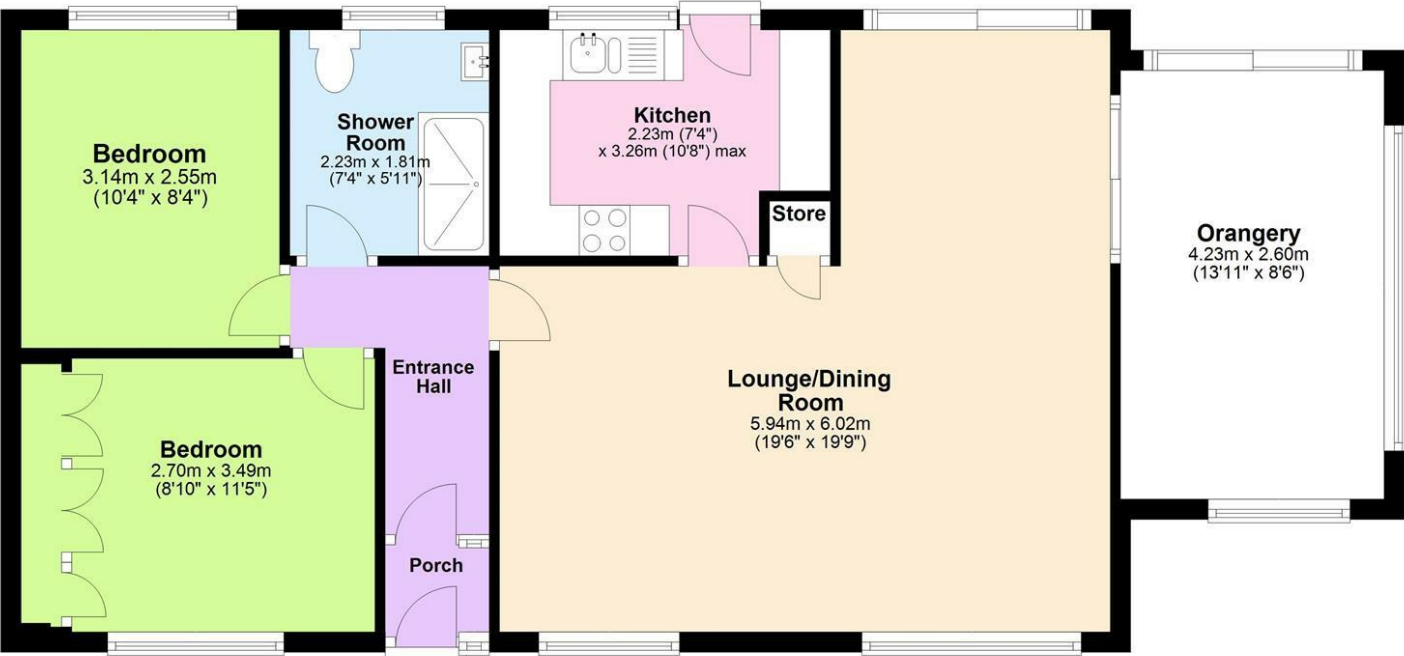
[Directions](#)





Floor Plan

Ground Floor



Total area: approx. 74.9 sq. metres (805.9 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 firms 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		
(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