



Marsh Fold, Westhoughton, Bolton

Offers Over £259,950

Ben Rose Estate Agents are delighted to bring to market this beautifully presented four-bedroom mid-terraced home, set across three spacious floors in a highly sought-after residential area of Westhoughton, Bolton. Perfectly suited to growing families, the property offers a wealth of versatile living space and combines contemporary design with practicality. Tucked away in a peaceful setting, the home is still just moments from excellent local schools, a variety of shops and amenities, and superb travel links, making it ideally located for both convenience and comfort. Early viewing is strongly recommended to avoid disappointment.

Upon entering the property, you're welcomed into a bright entrance hall that leads directly to the stairs and provides access to all the ground floor rooms. Positioned at the front of the home is a convenient cloakroom along with a separate WC—ideal for family life and guests alike. Adjacent to this is a generous, modern kitchen complete with ample wall and base units, integrated appliances including a hob and oven, fridge-freezer, dishwasher, and enough space to accommodate a breakfast bar for casual dining.

Toward the rear of the ground floor lies the heart of the home—a spacious lounge-diner, flooded with natural light through stunning bi-folding doors that seamlessly connect the indoor space with the landscaped garden, ideal for entertaining and family gatherings. The room easily accommodates a large sofa set and dining table, while a sizeable under-stairs cupboard provides excellent storage.

The first floor hosts two well-proportioned double bedrooms, each stretching across the width of the property and featuring fitted wardrobes for added convenience. Completing this level is a stylish three-piece family bathroom, fitted with an over-the-bath shower.

The second floor is home to the spacious master bedroom, enhanced by a Velux window that adds light and character, along with a modern three-piece en-suite shower room. Adjacent to the master is the fourth bedroom, which would make a perfect home office or nursery and also provides access to generous and convenient eaves storage.

Outside, the property boasts a beautifully landscaped rear south-facing garden designed with both relaxation and practicality in mind. Featuring a raised decking area, a charming pergola, a well-maintained lawn, and a good-sized shed, the garden is lined with tall fencing for privacy and includes gated access to a ginnel behind the home for easy bin storage. The property comes with 1 allocated parking space, to the right of the property and additional spaces are also available for residents and visitors.

Deceptively spacious and thoughtfully designed to maximise indoor-outdoor living, this property truly must be viewed to be fully appreciated.















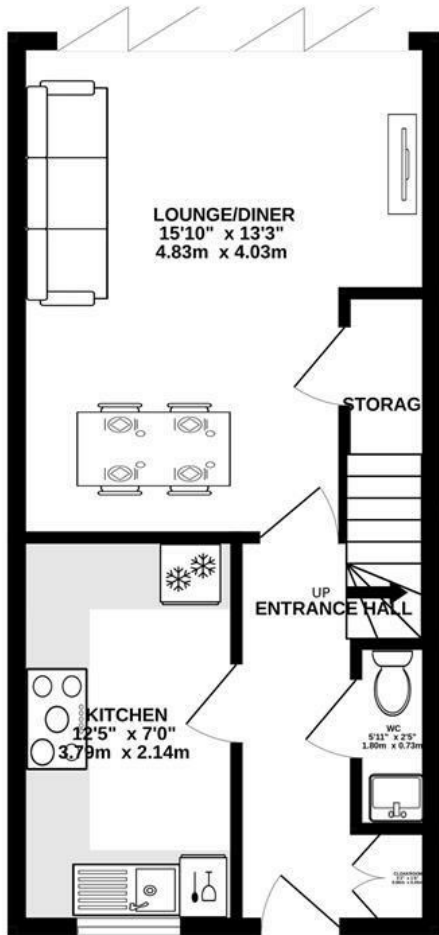




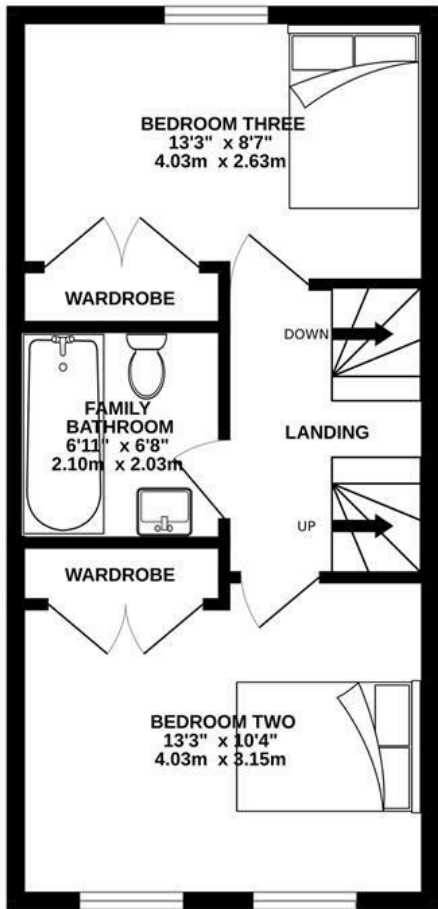


BEN ROSE

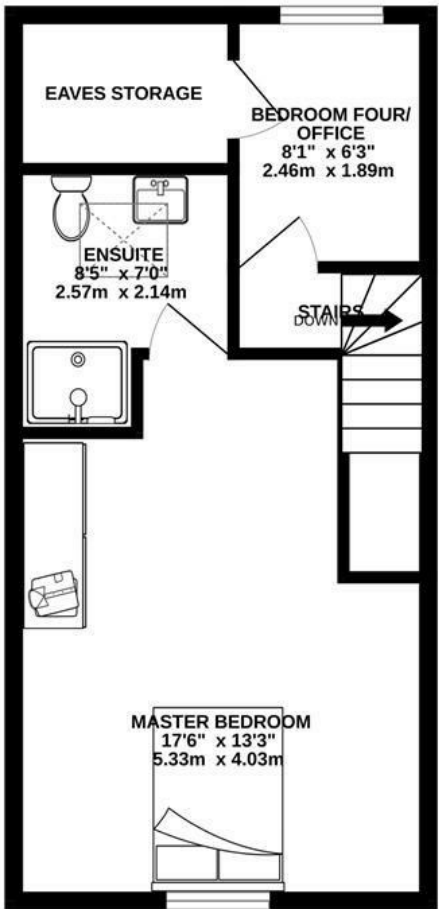
GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1123 sq.ft. (104.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 76 | 87 |
| (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 | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

