



271 Church Street, Westhoughton, BL5 3BL
£179,995

PROPERTY
PERSPECTIVE

The Property Perspective

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PROPERTY
PERSPECTIVE

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom mid terraced house, situated in Westhoughton. Benefiting from modern decor throughout, single garage and modern kitchen.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner and WC/cloaks on the ground floor. To the first floor 3 bedrooms, en-suite shower room and a separate shower room.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the M61.

FREEHOLD

Council tax band - C

GROUND FLOOR

Lounge 13'0" x 9'8" (3.96m x 2.95m)

Carpet flooring with curtains

Kitchen/diner 10'2" x 18'6" (3.10 x 5.66)

High quality vinyl flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood and dishwasher

WC/cloaks

Tile flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 13'3" x 9'8" (4.04 x 2.97)

Carpet flooring with window to the rear elevation, blind and fitted wardrobes

En-suite

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, partially tiled decor and radiator

Bedroom 7'8" x 10'2" (2.34 x 3.10)

Carpet flooring with window to the rear elevation, blind and fitted storage

Bedroom 7'10" x 9'8" (2.39 x 2.97)

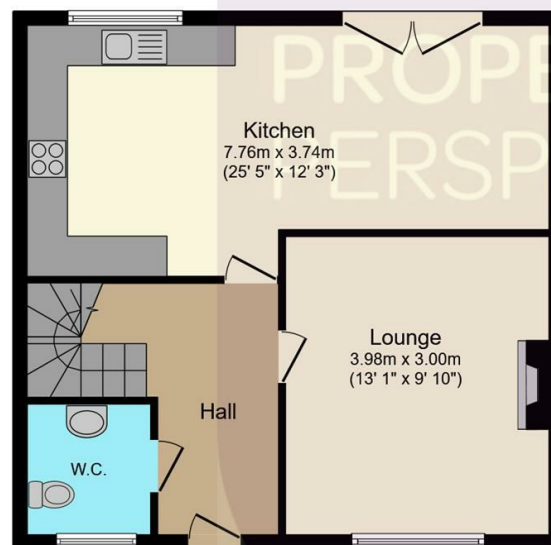
Carpet flooring with window to the front elevation and curtains

Shower room

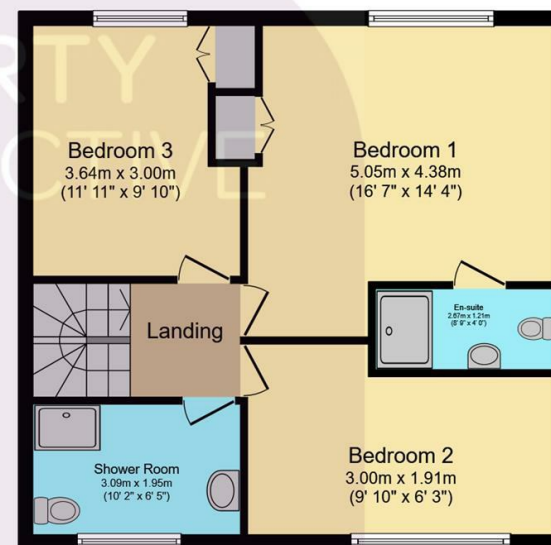
Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and spotlighting

EXTERNAL

Well presented rear garden enclosed by panel fencing with gated access to the rear, leading to a single driveway and single garage with up&over door.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io