



**Park Road, Westhoughton, BL5 3DD**

**£270,000**

**EXCELLENT VALUE FOR MONEY!!!** We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Westhoughton!





# 140 Park Road, Westhoughton, BL5 3DD

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Westhoughton. Benefiting from spacious living accommodation set over 2 floors, private landscaped South-facing rear garden and strong travel links.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, family area and utility. To the first floor, 3 bedrooms and family bathroom.

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 which is located within a short 5 minute commute.

Leasehold - 930 years remaining  
Ground rent - £6pa  
Council tax band - C

## GROUND FLOOR

### Lounge 10'11" x 15'8" (3.33 x 4.79m)

Carpet flooring with bay fronted window, blind and French doors leading through to the kitchen/diner

### Kitchen/diner 18'10" x 8'11" (5.75 x 2.72m)

High quality wood effect laminate 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, dishwasher and fridge-freezer

### Utility 7'10" x 8'10" (2.41 x 2.70)

High quality wood effect laminate flooring with plumbing for washing machine and access to the rear garden

### Family room 20'1" x 8'3" (6.13 x 2.53m)

Carpet flooring with spotlighting and blind

## FIRST FLOOR

### Bedroom 10'10" x 11'0" (3.32 x 3.36m)

Carpet flooring with bay fronted window and blind

### Bedroom 7'5" x 10'11" (2.27 x 3.34m)

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

### Bedroom 8'11" x 7'8" (2.72 x 2.35)

Carpet flooring with window to the front elevation and curtains

## Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail, spotlighting and floor to ceiling tiled decor

## EXTERNAL

Beautifully presented rear garden, enclosed by panel fencing with laid to lawn and elevated decking area, benefiting from a South-facing aspect. Large driveway to the front of the property, capable of accommodating multiple vehicles.





