



4 Clive Road

Westhoughton, Bolton, BL5 2HR

Two bedroom true bungalow located in a popular and convenient location. With a shared driveway leading to a single detached garage the property briefly comprises entrance hall, lounge/dining area, fitted kitchen, two bedrooms and bathroom. Good sized lawned gardens to the front and rear. The property would make an ideal purchase for the retired couple or anyone looking to downsize.

£184,950

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- Vacant Possession
- Kitchen with Hob and Oven
- Shared Driveway with Single Detached Garage
- Gas Central Heating / Double Glazed Windows
- Two Bedrooms
- Ideal for Retired Couple
- Spacious Lounge
- Good Sized Gardens to Front and Rear
- Recently Re Roofed in the Last 12 Months

Entrance Hall

Wall mounted gas central heating boiler, single radiator, plumbing for washing machine.

Lounge / Dining Area

15'8 x 11'7 (4.78m x 3.53m)
Electric fire, double radiator.

Kitchen

9'11 x 6'10 (3.02m x 2.08m)
Range of fitted wall and base units with contrasting worktops incorporating bowl and a half sink unit. Gas hob, oven, extractor fan, tiled between units, double glazed side door.

Inner Hall

Bedroom One

12'11 x 10'1 (3.94m x 3.07m)
Double radiator.

Bedroom Two

9'3 x 8' (2.82m x 2.44m)
Double radiator.

Bathroom

Three piece suite in white comprising of bath with electric shower, shower screen, wash hand basin, low flush toilet, fully tiled walls, single radiator.

External

Shared driveway leading to single detached garage with up and over door. Good sized front garden fenced, lawned with hedges. Good sized rear garden, fenced and lawned.

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PROPERTY MISDESCRIPTION ACT 1991.

Chris Ball Sales & Lettings for



[Directions](#)





Floor Plan

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