



286 Park Road, Westhoughton
£180,000

Miller Metcalfe
Every step of the way

286 Park Road

Westhoughton, Bolton

OFFERED FOR SALE WITH NO ONWARD CHAINTHREE BEDROOMS***EXTENDED KITCHEN***LARGE REAR GARDEN*** Situated in one of Westhoughton's most sought-after residential areas, this delightful three-bedroom property offers an ideal home for families, first-time buyers, or professionals alike. With excellent access to a range of local amenities, including highly regarded primary and secondary schools, convenient shopping facilities, and superb transport links, this home combines both comfort and practicality. Whether commuting to Manchester, Preston, or surrounding areas, the location is perfectly placed for easy access via road and rail. Accommodation briefly comprising entrance porch, hall, lounge with bay window to front, dining room and extended fitted kitchen. Rising to the first floor are three bedrooms and a modern shower room. outside there is off street parking to the front of the property with a large rear garden with a patio area and lawned garden and has the benefit of not being overlooked.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

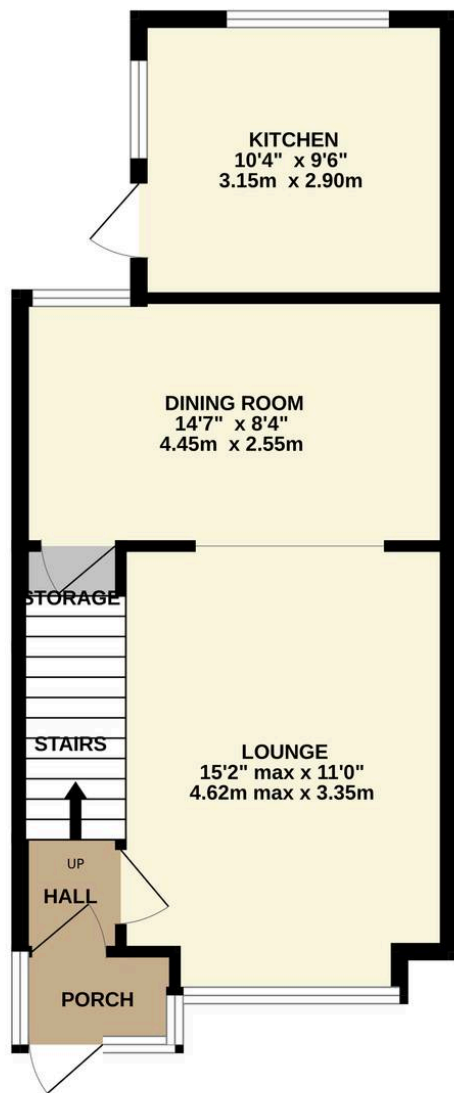




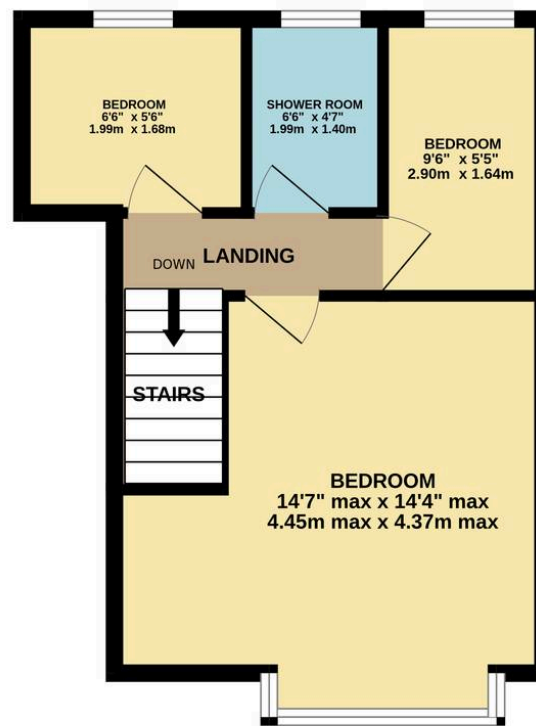




GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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