



52 Collingwood Way, Westhoughton
£190,000

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Every step of the way

52 Collingwood Way

Westhoughton, Bolton

Beautifully Presented Semi-Detached Home Occupying a Generous Corner Plot with Gardens & Parking Attention first-time buyers! Standing proudly on a commanding and highly desirable corner plot, this wonderful two-bedroom semi-detached home offers an abundance of appeal. Finished throughout in a crisp, neutral style, the property feels welcoming from the moment you arrive and is ready to enjoy immediately. The accommodation benefits from two generous bedrooms, a modern fitted kitchen, a well-maintained family bathroom suite, and a spacious, light-filled lounge. Externally, the property enjoys gardens to both sides along with a driveway to the rear which accommodates two cars, providing convenient off-road parking. Collingwood Way is a quiet and well-regarded cul-de-sac, situated just off Church Street in Westhoughton. A wide range of excellent amenities are close by, including shops, schools, leisure facilities, and supermarkets. For commuters, there are excellent road and rail links to Manchester and beyond. The accommodation briefly comprises an entrance porch leading into a bright and airy lounge. To the rear is the fitted kitchen, offering a range of base and eye-level units with a door providing access to the garden. Stairs lead to the first floor, where you'll find two generously sized bedrooms and a modern three-piece shower room.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

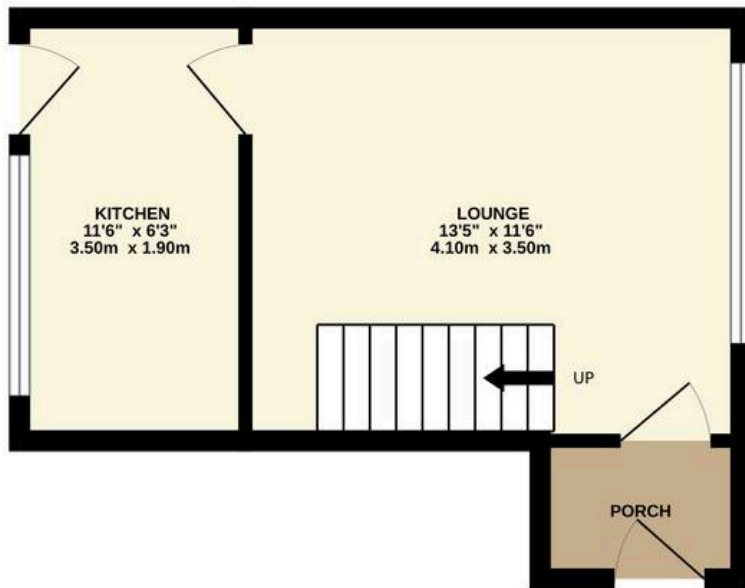




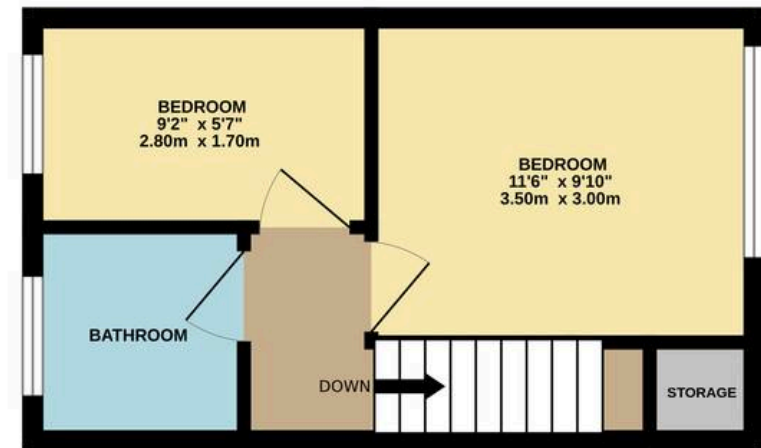




GROUND FLOOR
255 sq.ft. (23.7 sq.m.) approx.



1ST FLOOR
234 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 490 sq.ft. (45.5 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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