



265 Park Road, Westhoughton

Offers Over £250,000

Miller Metcalfe
Every step of the way

265 Park Road

Westhoughton, Bolton

Welcome to this charming family home with three double bedrooms, perfectly nestled in the sought-after location of Park Road. Offering a well-designed layout with two reception rooms, this property is an ideal family home. Perfectly positioned, this property is within close proximity to local amenities, schools, and transport and motorway links, making daily life effortless. Accommodation briefly comprising entrance vestibule, hallway, lounge/dining room, sitting room and a modern fitted kitchen. Rising to the first floor are three double bedrooms, two with fitted wardrobes and a recently fitted four piece bathroom suite with bath and shower cubicle. Outside the property is offers off street parking to the front, side and rear aswell as a lawned garden where you can enjoy entertaining. There is an outhouse with both heating and lighting which could be used as a home office and a store building with wc.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

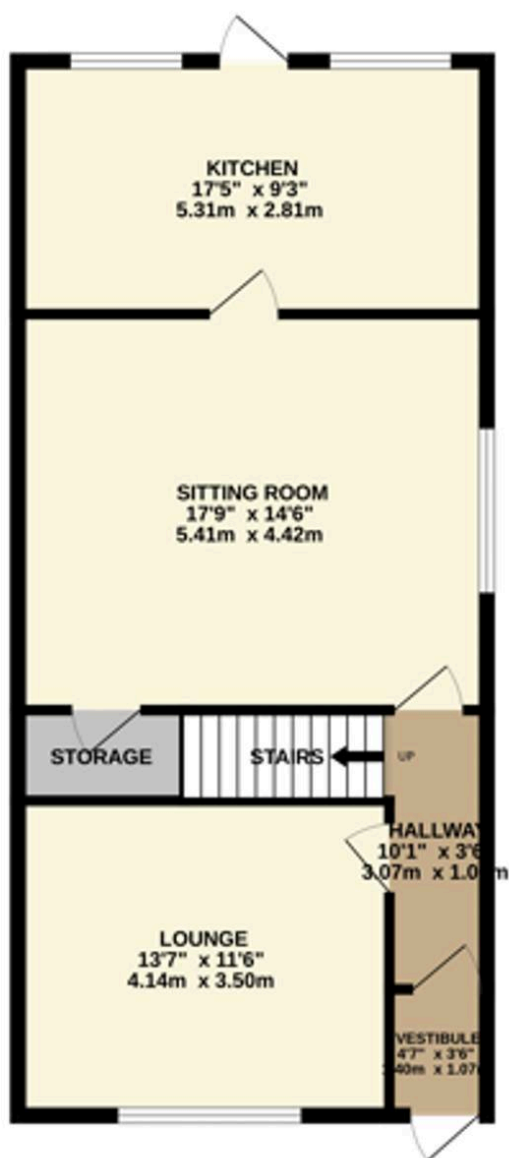




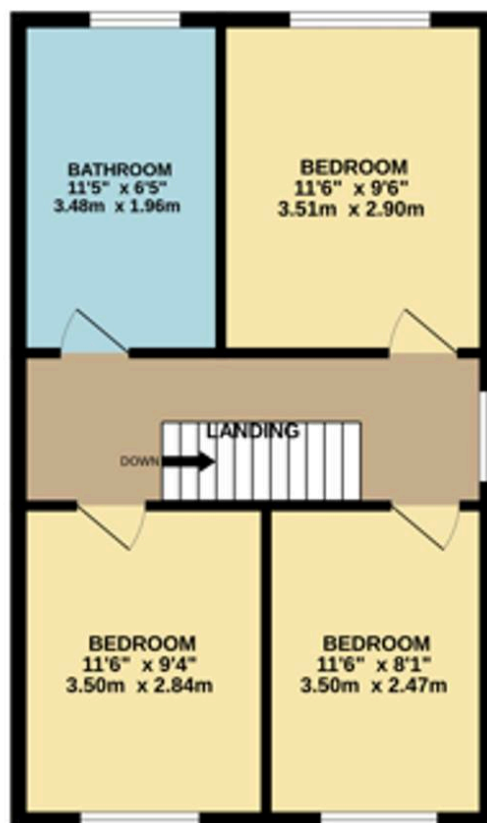




GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1161 sq.ft. (107.9 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.
Made with letlogic 0228



Miller Metcalfe - Bolton

Miller Metcalfe, 2-10 Bradshawgate - BL1 1DG

01204 535353 • bolton@millermetcalfe.co.uk • millermetcalfe.co.uk/

Miller Metcalfe
Every step of the way