



3 The Avenue, Westhoughton

Miller Metcalfe
Every step of the way

3 The Avenue

Westhoughton, Bolton

Stunning Three-Bedroom Semi-Detached Family Home

Situated in a highly sought-after residential location, this beautifully presented three-bedroom semi-detached family home offers spacious and stylish accommodation throughout, making it an ideal choice for growing families.

Upon entering the property, you are welcomed by a bright entrance hallway leading to a generous lounge featuring an attractive bay window, creating a light and inviting living space. To the rear, a stunning open-plan, newly fitted contemporary kitchen, perfect for modern family living and entertaining. Into the extension, a convenient downstairs WC and a separate utility cupboard with space for appliances.

The first floor offers three well-proportioned bedrooms, all beautifully presented, together with a modern family bathroom finished to a high standard.

Externally, the property boasts attractive front and rear gardens, providing excellent outdoor space for both relaxation and family enjoyment. A private driveway offers off-road parking for multiple vehicles.

Ideally located close to outstanding local schools and within walking distance of Westhoughton Town Centre, Central Park and Westhoughton Train Station, the property also enjoys excellent access to local bus routes and motorway links, making it perfect for commuters.

This exceptional home is ready to move straight into and early viewing is highly recommended to fully appreciate everything it has to offer.

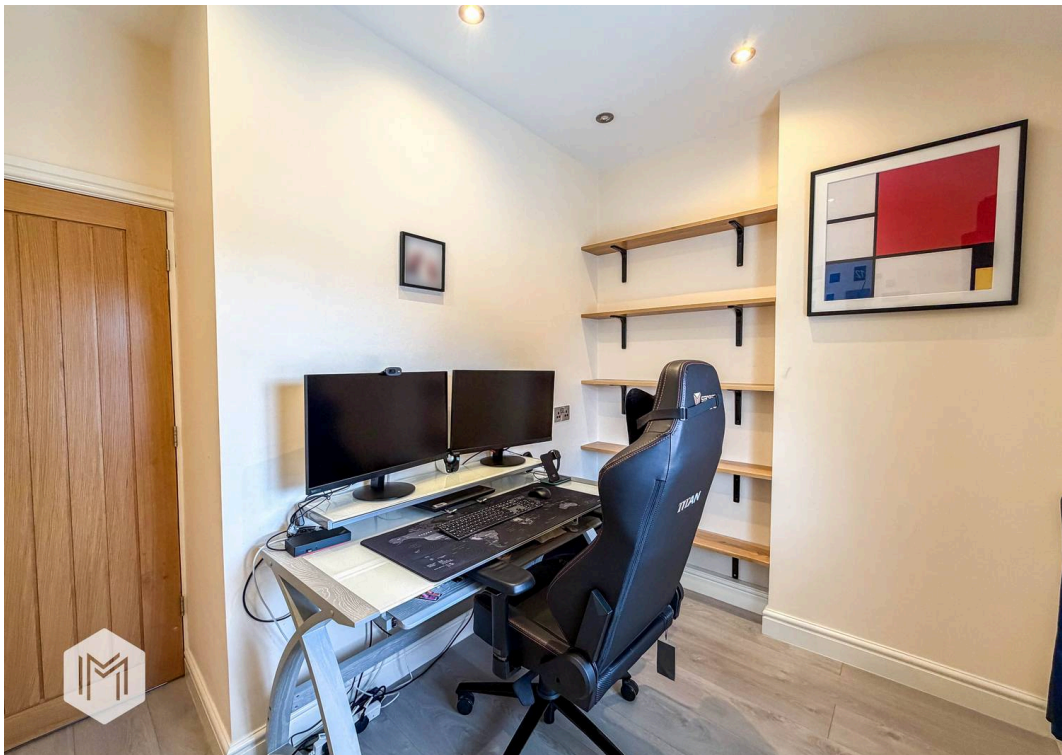
Council Tax band: A

Tenure: Leasehold

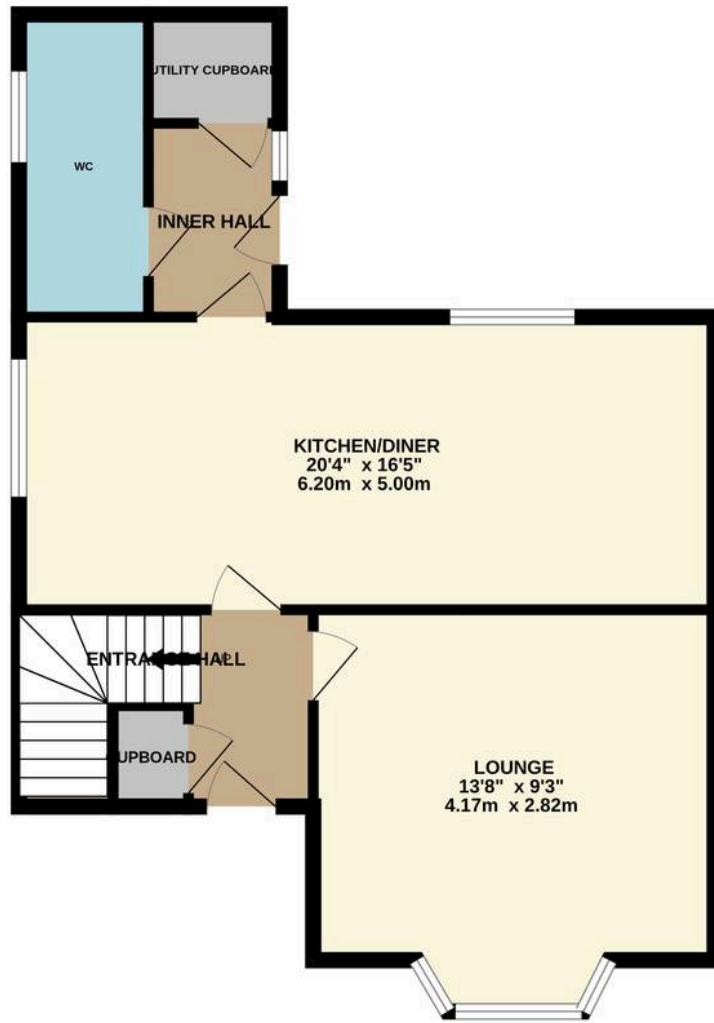








GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.

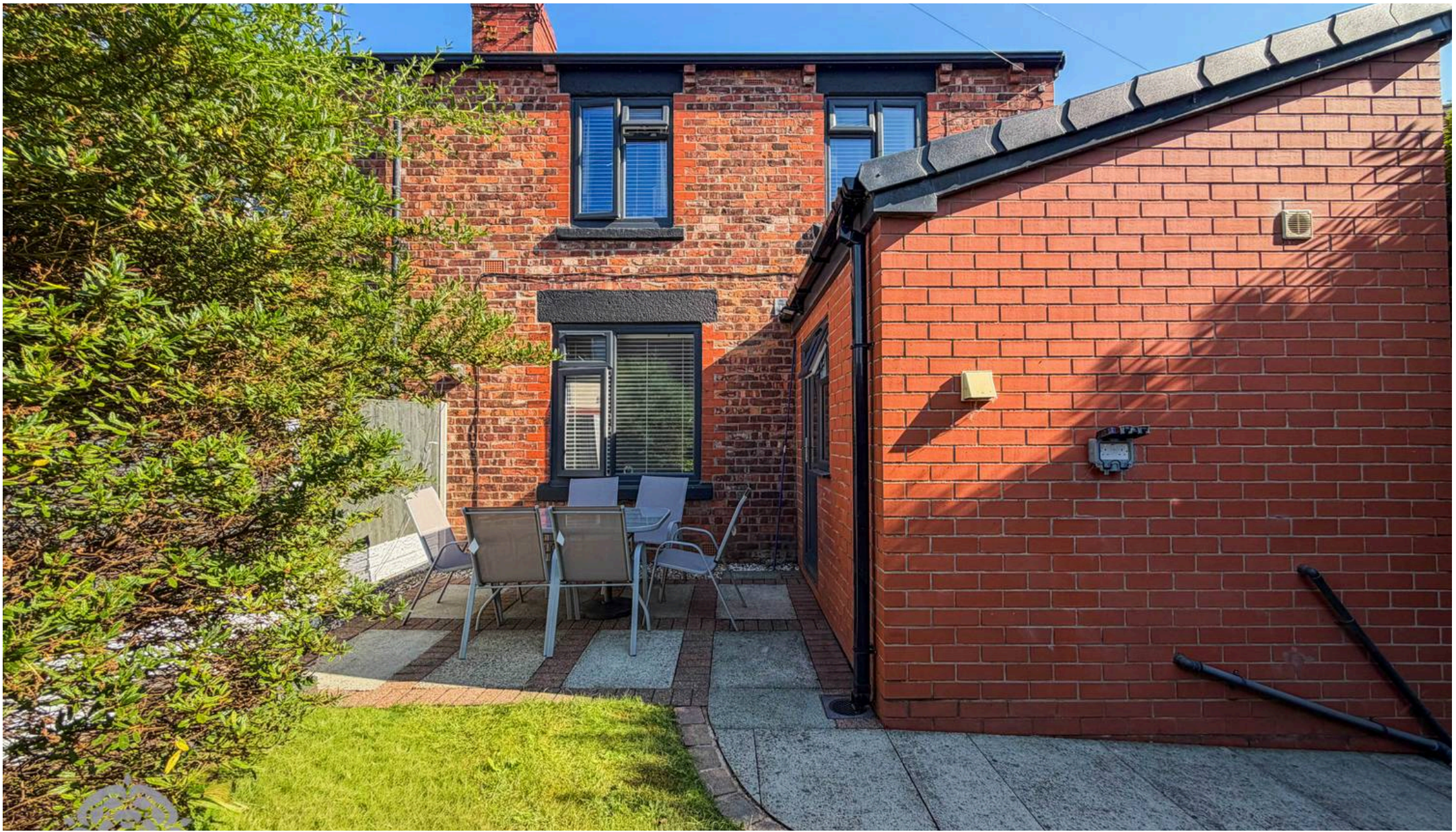


1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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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