

RESIDE
BOLTON

7 Sunny Garth

Westhoughton, Bolton, BL5 2AD

Offers Over £160,000

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Situated in a popular residential location, this three-bedroom semi-detached home offers generous living space, off-road parking and a good-sized rear garden. Presented in move-in condition, the property would benefit from some modernisation, offering an excellent opportunity for buyers to put their own stamp on a home while making the most of the space on offer.

The accommodation comprises two well-proportioned double bedrooms alongside a larger-than-average third bedroom, providing flexibility for growing families, home working or additional storage.

Externally, the property benefits from off-road parking to the front, while to the rear is a generous garden featuring a lawn, patio area and garden shed, creating a pleasant outdoor space for relaxing and entertaining.

An excellent opportunity for first-time buyers, investors, families or those looking for a property with potential in a convenient residential setting.

Internal

The property offers well-proportioned accommodation throughout, providing plenty of space for comfortable family living. The layout includes two generous double bedrooms and a larger-than-average third bedroom, offering excellent flexibility for a growing family, home office or additional storage. Presented in move-in condition, the property would benefit from some cosmetic updating and modernisation, giving the next owner the opportunity to personalise the space and create a home to suit their own taste.

























External

Externally, the property benefits from off-road parking to the front for multiple vehicles providing convenient space for vehicles. To the rear is a particularly good-sized garden, featuring a lawn, patio seating area and garden shed. There is plenty of outdoor space to enjoy during the warmer months, with excellent potential for landscaping or creating an ideal family garden.

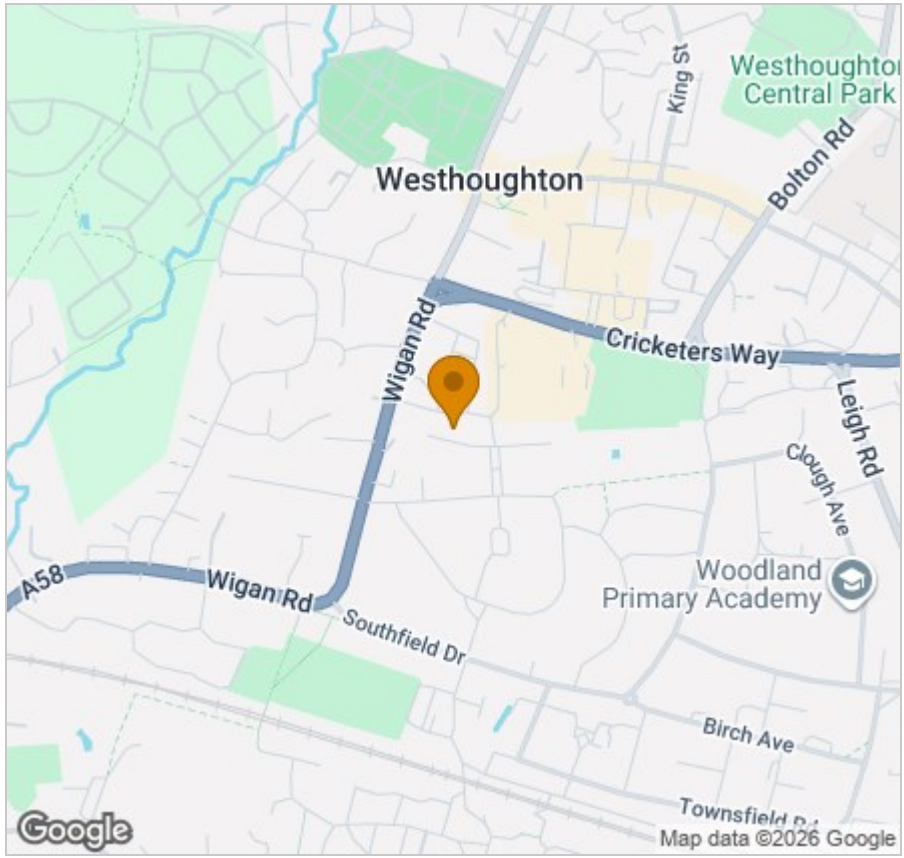
Area

Located within the popular Westhoughton, the property is well placed for a range of local amenities, including shops, supermarkets, schools and everyday conveniences. Westhoughton town centre is within easy reach, offering a wider selection of shops, cafés and services. For commuters, nearby Daisy Hill and Westhoughton railway stations provide connections towards Manchester, Wigan and beyond, while excellent road links offer convenient access to Bolton, Wigan and the M61 motorway network. The area also benefits from nearby parks and green spaces, making it a great location for families and those who enjoy the outdoors.

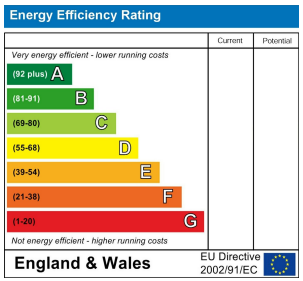
- Chain Free
- Off Road Parking
- Generous Living Space
- Three Bedroom Semi-Detached
- Development Opportunity (STP)
- EPC TBC
- Access to Motorway

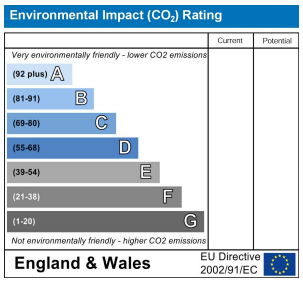
Floor Plan

Area Map



Energy Efficiency Graph





Viewing

Please contact our Reside Bolton Office on 01204 914 808
if you wish to arrange a viewing appointment for this property or require further information.

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