



**THE CRESCENT, WESTHOUGHTON, BL5 2AE**



- Sizeable Semi Detached
- Three bedrooms
- Two reception room
- Large breakfast kitchen
- Four piece bathroom
- Good sized corner plot
- Of road parking
- Early viewing recommended



**Offers in the Region Of £230,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

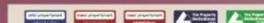
**BURY**

14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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This sizeable semi detached sits on a good sized plot offering plenty of parking off-road parking and is well presented internally. The accommodation currently comprises; entrance hall, two reception rooms, good sized breakfast kitchen, three bedrooms and a bathroom with four piece suite. Conveniently located for road and rail networks as well as wide-ranging amenities, this family home is worthy of internal inspection. Personal viewing can be arranged by calling our Cardwells Estate Agents Bolton office on (01204) 381281, emailing [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or online at [cardwells.co.uk](http://cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hall:** 12' 6" x 5' 3" (3.8m x 1.6m) Double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Under stair store.

**Lounge:** 14' 5" x 12' 10" (4.4m x 3.9m) Double glazed French doors to the rear elevation. Laminate floor. Radiator. Twin glazed doors through to the dining room.

**Dining room:** 10' 10" x 10' 10" (3.3m x 3.3m) Double glazed window to the front and side elevations. Laminate floor. Radiator.

**Kitchen:** 15' 1" x 8' 10" (4.6m x 2.7m) Double glazed window to the side elevation with double glazed window and door to the rear. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Four burner gas hob with electric oven. Space for fridge freezer. Extractor hood. Breakfast bar to match work surfaces.

**First floor landing:** Stairs lead off the hall to the first floor landing.

**Bedroom 1:** 13' 1" x 9' 6" (4.0m x 2.9m) Double glazed window to the rear elevation. Radiator.

**Bedroom 2:** 10' 10" x 10' 10" (3.3m x 3.3m) Double glazed window to the front elevation. Radiator.

**Bedroom 3:** 12' 10" x 8' 10" (3.9m x 2.7m) Double glazed window to the rear elevation. Radiator.

**Bathroom:** 9' 10" x 5' 3" (3m x 1.6m) Double glazed window to the side elevation. Four piece suite comprising corner shower cubicle, bath, vanity sink and storage and dual flush WC. Tile elevations. Tiled floor.

**Outside:** The front of the property has a sizeable garden with twin lawns, gravel path and driveway to the side. The rear is also of a good size with garden laid mainly to lawn having decked patio leading off the lounge.

**Viewings:** Please call Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Freehold.

**Council tax:** Cardwells estate agents Bolton research indicates the property is band A £1511 per annum

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates the property is not in a conservation area.

**Thinking of selling or letting in Bolton:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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