



**19 Perseverance Close, Westhoughton, Bolton, BL5 3FZ**  
Offers in excess of £274,995

PROPERTY  
PERSPECTIVE

Located within a popular modern development in Westhoughton, Perseverance Close offers an ideal setting for families and commuters alike. Westhoughton benefits from a good range of local shops, supermarkets, cafés and leisure facilities, along with several well-regarded primary and secondary schools. For commuters, Westhoughton train station provides direct links to Manchester, Bolton and beyond, while the M61 motorway is easily accessible for wider North West travel. The area is also well served by green spaces, countryside walks and nearby parks, with the West Pennine Moors close by, offering a blend of everyday convenience and outdoor lifestyle.

Built in 2021, this modern semi-detached home is presented to a high standard throughout, offering contemporary accommodation ideal for modern family living. The ground floor comprises a welcoming living room, a stylish kitchen/diner providing space for everyday dining and entertaining, and a convenient WC. To the first floor are three well-proportioned bedrooms, with the main bedroom benefiting from an en suite, along with a modern three-piece family bathroom. Externally, the rear garden enjoys a desirable south-easterly aspect and is laid to lawn, patio and decking, with the added benefit of side access. To the front, the property offers a driveway providing off-road parking for two vehicles.

#### GROUND FLOOR

##### Front Of Property

Double drive and gate to garden access.

##### Living Room 15'8" x 12'9" (4.8m x 3.9m)

Carpet, painted walls, window to front, two radiators, stairs to first floor, door to kitchen/diner.

##### Kitchen/Diner 15'8" x 11'1" (4.8m x 3.4m)

Tiled floor, painted walls, integrated fridge/freezer, dishwasher, washing machine, oven, gas hob, extractor. Window to rear, combi boiler, radiator, under stair storage cupboard, double doors to garden.

##### Cloaks/WC 6'6" x 3'2" (1.99m x 0.99m)

Toilet, sink, heated towel rail, window to front, tiled floor, painted wall.

#### FIRST FLOOR

##### Landing

Carpet, painted walls, storage over stairs, access to all rooms.

##### Bedroom 11'9" x 10'5" (3.6m x 3.2m)

Double, rear facing, window to rear, painted walls, radiator, carpet.

##### En Suite 8'5" x 2'11" (2.58m x 0.9m)

Shower, toilet, sink, wall mounted mirror. Tiled floor, window to side, heated towel rail.

##### Bedroom 11'8" x 8'6" (3.58m x 2.6m)

Double, front facing, window to front, carpet, radiator.

##### Bedroom 11'5" x 7'6" (3.5m x 2.3m)

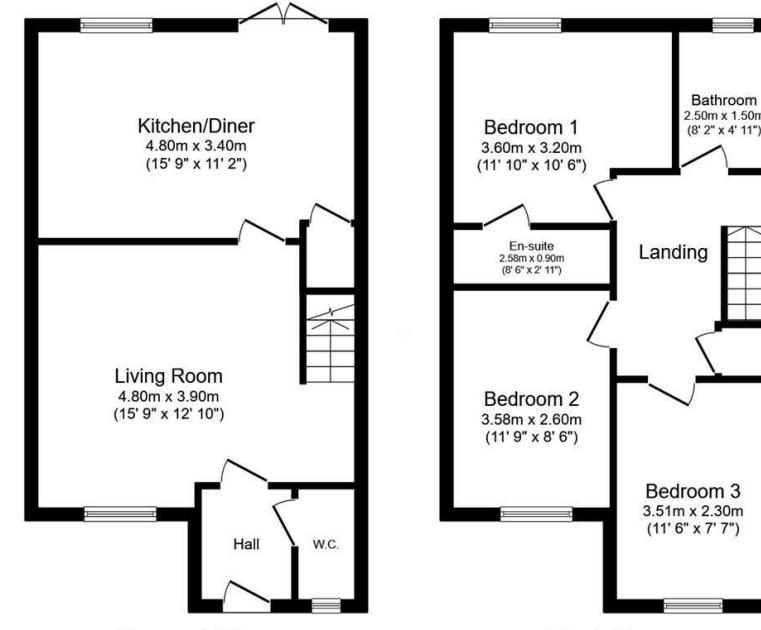
Front facing, window to front, carpet, radiator.

##### Bathroom 8'2" x 4'11" (2.5m x 1.5m)

Tiled floor, tiled and painted walls, three piece suite with over bath shower, heated towel rail.

##### Rear Garden

Patio and lawn with decking area. Wood fencing borders with outside tap and double plug socket.



Total floor area: 89.0 sq.m. (958 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)