

RESIDE
BOLTON

# 23 Albion Street

, Bolton, BL5 3PZ

**£1,500 Per Month**

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## 23 Albion Street

, Bolton, BL5 3PZ

Reside are delighted to present this beautifully maintained three-bedroom semi-detached home on Albion Street, Westhoughton, available to rent. Finished to an exceptional standard throughout, this property offers spacious, contemporary living, ideal for families and professionals.

The ground floor features attractive tiled flooring with underfloor heating, a spacious living area and an additional reception room created by a side extension. There is also a modern fitted kitchen, separate utility room and convenient downstairs WC.

To the first floor are three well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes with feature lighting and an en-suite shower room, while the second bedroom is a generous double with fitted wardrobes.

Externally, the property offers off-road parking for two vehicles and a generous landscaped rear garden featuring porcelain paving, artificial lawn and decking.

### Internal

An immaculately presented three-bedroom semi-detached home, finished to an excellent standard throughout. The ground floor benefits from stylish tiled flooring with underfloor heating, a spacious living room, an additional reception room created by a side extension, modern fitted kitchen, separate utility room and convenient downstairs WC. To the first floor are three well-proportioned bedrooms, with the master boasting fitted wardrobes with feature lighting and an en-suite shower room. The second bedroom is a generous double with fitted wardrobes.





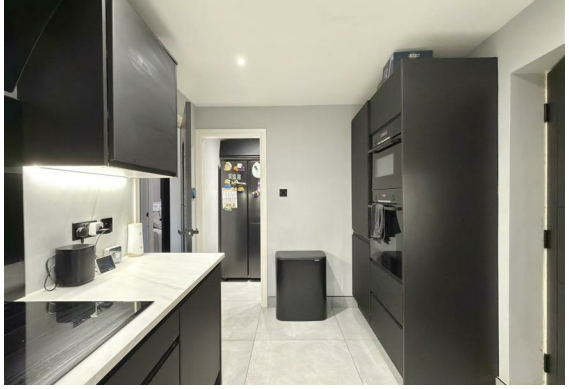




















## External

The property benefits from off-road parking for two vehicles to the front. To the rear is a generous, beautifully landscaped garden featuring contemporary porcelain paving, low-maintenance artificial lawn and decking, providing an ideal space for outdoor entertaining and relaxation.

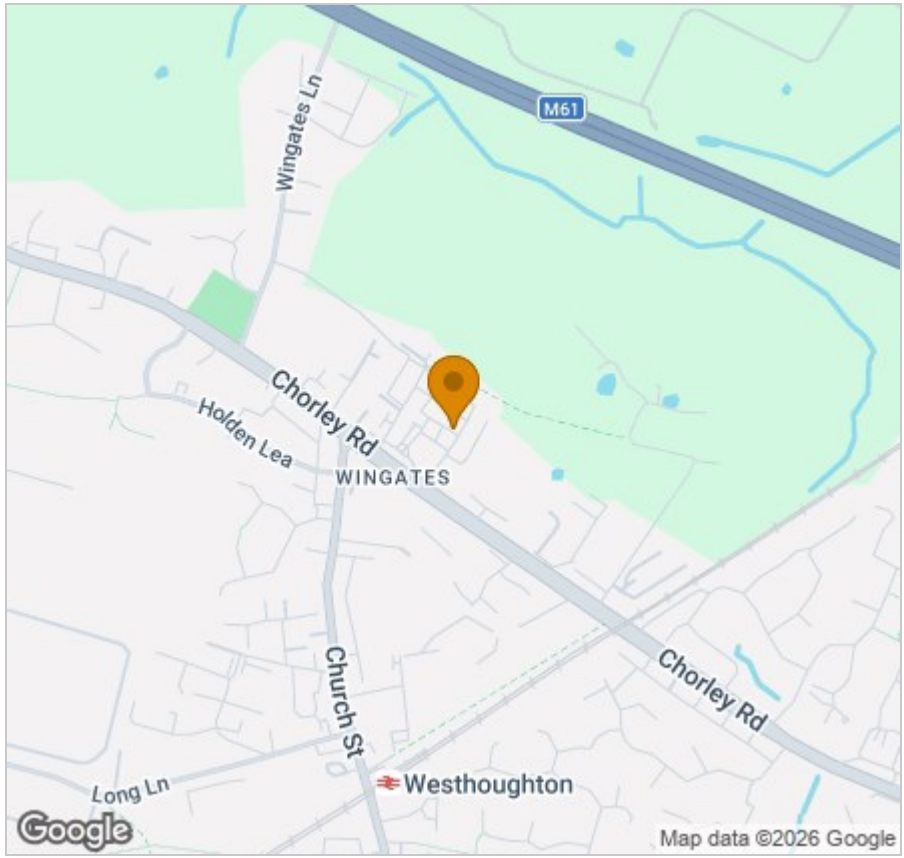
## Area

Situated on Albion Street in Westhoughton, the property is conveniently positioned for a range of local shops, supermarkets, schools and everyday amenities. Westhoughton town centre offers a selection of independent retailers, cafés and restaurants, while excellent transport links provide access to Bolton, Wigan and Manchester. Westhoughton railway station is also within reach, making the location ideal for commuters.

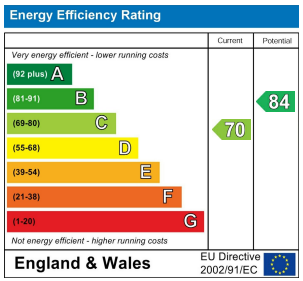
- Extended 3 Bedroom Semi-Detached
- Immaculate Throughout
- Downstairs W/C
- 2 Reception Rooms
- En-suite To Master
- EPC C
- Off Road Parking
- Generous Gardens

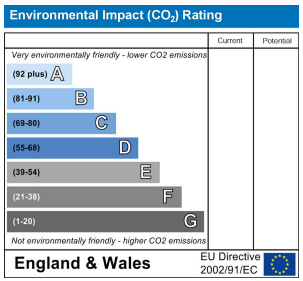
## Floor Plan

## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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