



House - Detached (EPC Rating: C)

# 42 MARSHAM ROAD, WESTHOUGHTON, BOLTON, BL5 2GX

## £425,000

### FEATURES

- 4 spacious bedrooms
- 2 cosy reception rooms
- Driveway and garage
- Close to local schools
- 3 modern bathrooms
- Large rear garden
- House on Marsham Road
- Near Westhoughton amenities



  
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# 4 Bedroom House - Detached located in Bolton

Nestled on the charming Marsham Road in Westhoughton, Bolton, this delightful house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests.

One of the standout features of this home is the modern kitchen, which is designed to meet the needs of today's culinary enthusiasts. It boasts contemporary fittings and ample storage, making it a joy to prepare meals and gather with family. The living room is equally impressive, featuring a cosy log burner that creates a warm and inviting atmosphere, perfect for those chilly evenings.

With three well-appointed bathrooms, this property ensures convenience and privacy for all family members. The thoughtful design and attention to detail throughout the house make it a truly appealing choice for anyone looking to settle in this vibrant area.

In summary, this property on Marsham Road is not just a house; it is a home that offers comfort, style, and modern amenities in a friendly neighbourhood. Don't miss the opportunity to make this lovely residence your own.

## Room Measurements:

Lounge 4.35x4.24

Dining Room 4.13x2.75

Kitchen 3.67x3.53

Utility 1.51x2.36

WC 0.86x2.19

Bedroom 1 3.49x4.44

En-Suite 0.96x2.45

Bedroom 2 3.88x2.82

Bedroom 3 2.36x2.80

Bedroom 4 2.83x2.09

Bathroom 1.96x1.77



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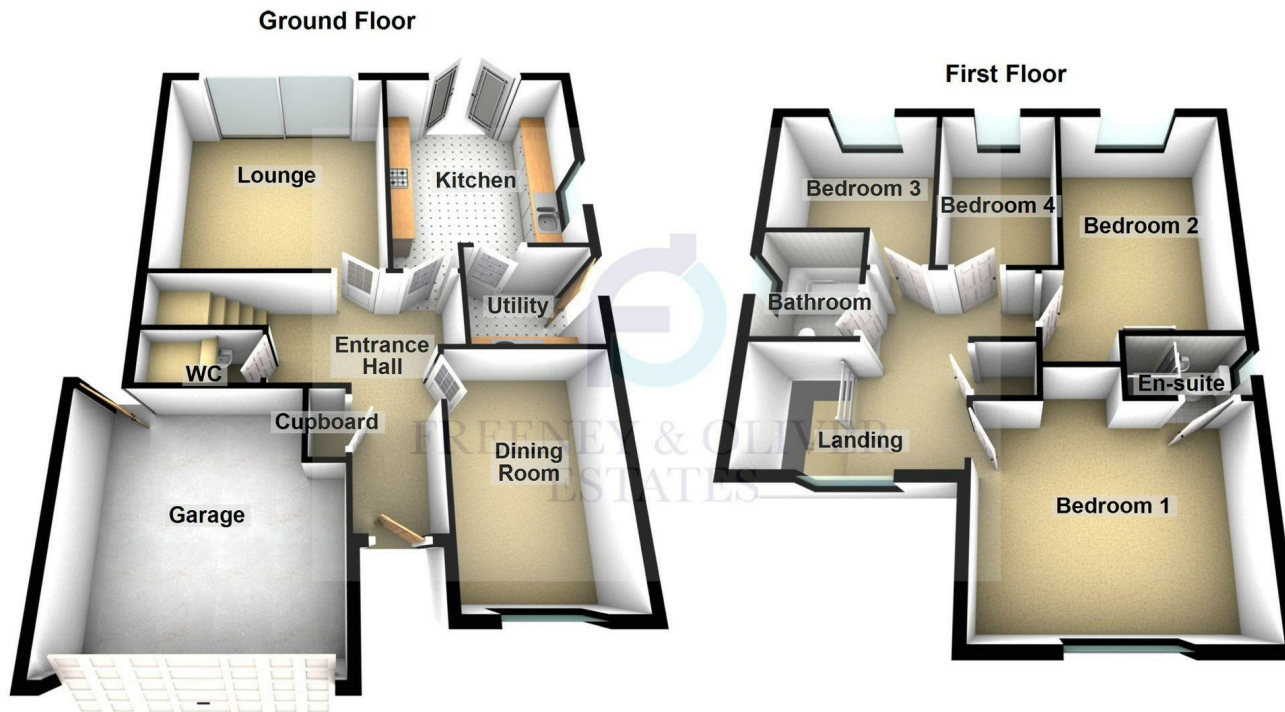
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Call us on

[info@freenevandoliverestates.co.uk](mailto:info@freenevandoliverestates.co.uk)

Council Tax Band

**E**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	72	82
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.