

LEASEHOLD



House - Semi-Detached (EPC Rating: C)

# 283 PARK ROAD WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3HU

Asking Price

## £219,950

### FEATURES

- NO CHAIN
- DRIVEWAY
- Close to transport links and local amenities
- Large front and rear gardens
- THREE BED SEMI DETACHED
- NEW PRICE
- Spacious two reception rooms
- Requires some refurbishment



  
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# 3 Bedroom House - Semi-Detached located in Bolton

This three-bedroom semi-detached house is located on Park Road in the Westhoughton area of Bolton, Lancashire, and is available for sale. The property features a single bathroom and two reception rooms, providing a versatile living space. The key features of this home include off-road parking and a garden, offering both convenience and outdoor enjoyment.

Upon entering the property, you are greeted by a hallway leading to the two reception rooms, which can be used as a living room and dining area. The kitchen is accessible from the reception rooms and is equipped with essential appliances, providing a functional space for meal preparation. The layout of the house is designed to maximize space and usability, making it suitable for a variety of living arrangements.

The three bedrooms are located on the upper floor, each offering sufficient space for furnishings and personal belongings. The single bathroom is conveniently situated to serve all bedrooms, featuring standard fixtures and fittings.

The garden at the rear of the property provides an outdoor area for relaxation or gardening activities, while the off-road parking ensures that vehicle accommodation is hassle-free. The property's location in Westhoughton offers access to local amenities, including shops, schools, and public transport options, making it a practical choice for those seeking a home in Bolton.

The surrounding area of Westhoughton in Bolton is well-served by public transport, with nearby train stations and bus routes offering connectivity to the wider region. Local schools, parks, and shopping facilities are also within easy reach, enhancing the convenience of this residential location.

## Room Measurements

Lounge 3.66x3.26

Dining Room 3.27x3.61

Kitchen 2.69x2.94

Bedroom 1 3.65x3.33

Bedroom 2 3.32x3.32

Bedroom 3 2.74x2.33

Bathroom 1.47x2.29

WC 0.79x1.46



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- Spacious two reception rooms
- Large front and rear gardens
- Requires some refurbishment
- Potential for family home
- Viewing recommended





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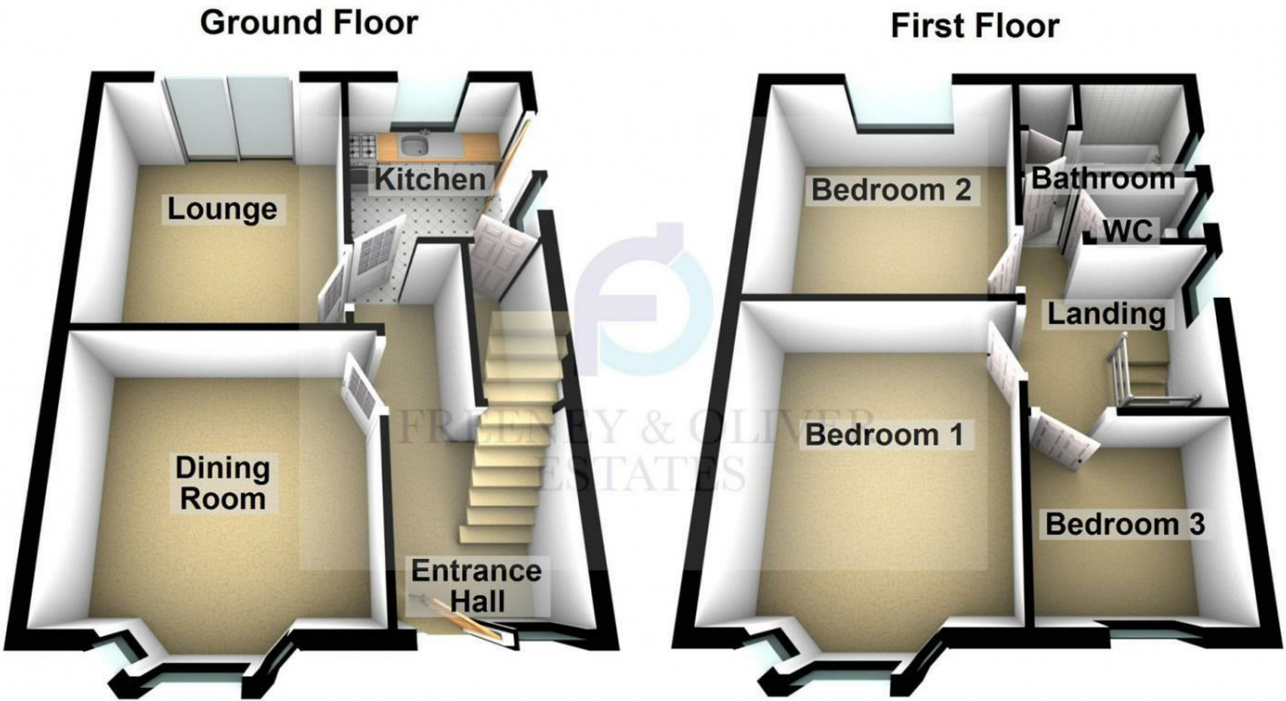
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Call us on

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

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.