

LEASEHOLD



House - Detached (EPC Rating: C)

12 SOUTHOVER, WESTHOUGHTON, BOLTON, BL5 2HT

Offers Over

£279,000

FEATURES

- Spacious open plan living
- Two comfortable bedrooms
- Good sized garden for leisure
- Close to local amenities
- Includes a charming conservatory
- Large Garage (with electricity) and drive for parking
- Located in Southover, Westhoughton
- Close to transport links




FREENEY & OLIVER
ESTATES

2 Bedroom House - Detached located in Bolton

Freenev and Oliver Estates are proud to offer For Sale, this delightful detached house which offers a perfect blend of comfort and modern living. With spacious reception rooms, the property is designed for both relaxation and entertaining, providing ample space for family gatherings or quiet evenings in.

The open plan living area is particularly impressive, creating a seamless flow between the kitchen and the reception spaces, making it ideal for contemporary lifestyles. The addition of a conservatory enhances the living experience, allowing natural light to flood in and providing a tranquil space to enjoy the garden views throughout the seasons.

This home features two well-proportioned bedrooms, ensuring a restful retreat for all occupants. The bathroom is conveniently located, catering to the needs of the household with ease.

Outside, the property boasts a good-sized garden, perfect for outdoor activities or simply enjoying the fresh air. The garage and driveway provide ample parking space, adding to the convenience of this lovely home.

With its wow factor and spacious layout, this house in Southover is an excellent opportunity for those seeking a comfortable and stylish living environment in a desirable location. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.

Room Measurements:

Lounge 3.57x3.68

Conservatory 2.44x3.47

Kitchen 4.19x2.96

Dining Area 4.19x3.68

Bathroom 2.45x2.96

Bedroom 1 4.17x4.66

Bedroom 2 3.58x4.66

Important note to purchasers:

All measurements have been taken as a guide to prospective buyers only. Fixtures and fittings other than those mentioned are to be agreed with the seller.

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party called CREDAS. There is a nominal charge of £50 excluding VAT for this (per person).



FREENEY & OLIVER ESTATES | 9A MARKET STREET, WESTHOUGHTON, BOLTON, BL5 3AH



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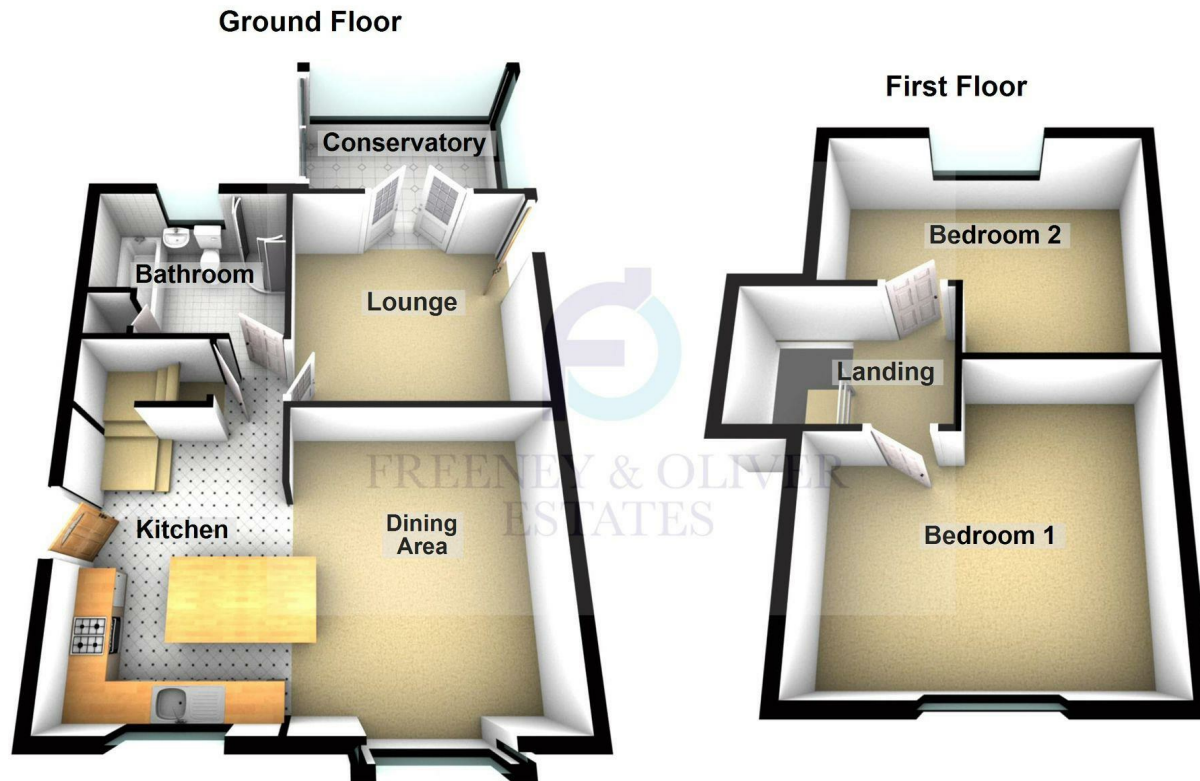
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Call us on

info@freaneyandoliverestates.co.uk

Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			70 → 83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.