



**287 Park Road, Westhoughton, BL5 3HU**  
**Offers in excess of £199,995**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)



Property Perspective are delighted to be able to present to you this well presented and maintained 3 bedroom semi-detached house, situated in Westhoughton. The living accommodation briefly comprises of; lounge, open plan kitchen/diner and hallway. To the first floor 3 bedrooms and modern bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the M61.

Leasehold - 920 years remaining

Ground rent - £11pa

Council tax band - B

### GROUND FLOOR

#### Lounge 10'8" x 10'10" (3.26m x 3.31m)

High quality wood effect laminate flooring with bay fronted window and curtains

#### Dining area 11'7" x 11'11" (3.62m x 3.65m)

High quality wood effect laminate flooring with patio doors leading to the rear garden, curtains and open aspect through to the kitchen area

#### Kitchen 6'1" x 11'9" (1.87m x 3.60m)

Tile flooring with a range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, fridge and dishwasher

### FIRST FLOOR

#### Bedroom 10'8" x 10'10" (3.26m x 3.31m)

Exposed wooden flooring with bay fronted window and curtains

#### Bedroom 11'11" x 10'9" (3.64m x 3.30m)

High quality wood effect laminate flooring with window to the rear elevation and curtains

#### Bedroom 6'7" x 7'4" (2.02m x 2.26m)

High quality wood effect laminate flooring with window to the front elevation

### Bathroom

High quality wood effect laminate flooring with 3 piece bathroom suite in white, separate showering enclosure, spotlighting and heated towel rail

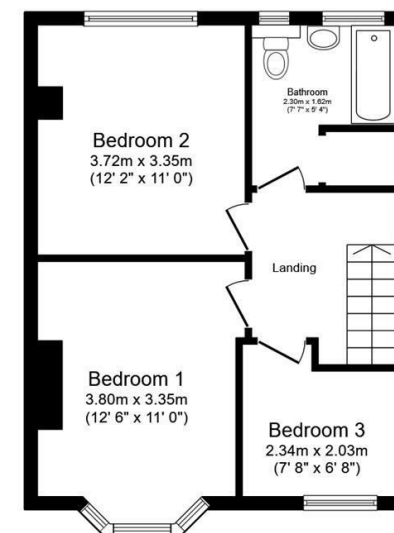
### EXTERNAL

Deceptively spacious and well presented rear garden with elevated laid to lawn area and patio area off the patio doors from the property. Large driveway to the front of the property, capable of accommodating 4 vehicles.



Ground Floor

Floor area 46.8 sq.m. (504 sq.ft.)



First Floor

Floor area 44.8 sq.m. (482 sq.ft.)

Total floor area: 91.6 sq.m. (986 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)

