



Pavilion Gardens, Westhoughton, Bolton

Offers Over £124,995

Ben Rose Estate Agents are pleased to present to the market this well-presented two-bedroom top-floor apartment on the outskirts of Bolton. Perfect for first time buyers or couples seeking a comfortable and high quality home in an ideal location. Residents benefit from extremely close amenities as well as superb transport links via local bus routes, and a nearby train station as well as the M61 motorways.

Entering the apartment you are greeted by the welcoming entrance hall that leads to all but one of the rooms and features built in storage. To the left is the bright and spacious lounge with ample south facing windows ensuring the room is flooded with natural light all throughout the day as well as an electric fireplace keeping the room cosy at night. Adjacent is the kitchen with ample worktop space and integrated appliances including a sink, gas hob, oven and washing machine. Across the hall is the master bedroom with an abundance of fitted wardrobes and cupboards that wrap around the room and provide ample storage options. To the rear is the second bedroom that offers a versatile space and would make an ideal office or snug. Serving these rooms and completing the apartment is the sizable four piece family bathroom with large fitted storage allowing for maximum practicality.

Externally the flat comes with an allocated parking spot as well as guest parking to the front of the building. Overall this apartment is a highly desirable option for first time buyers looking for a high quality apartment in a well connected area.





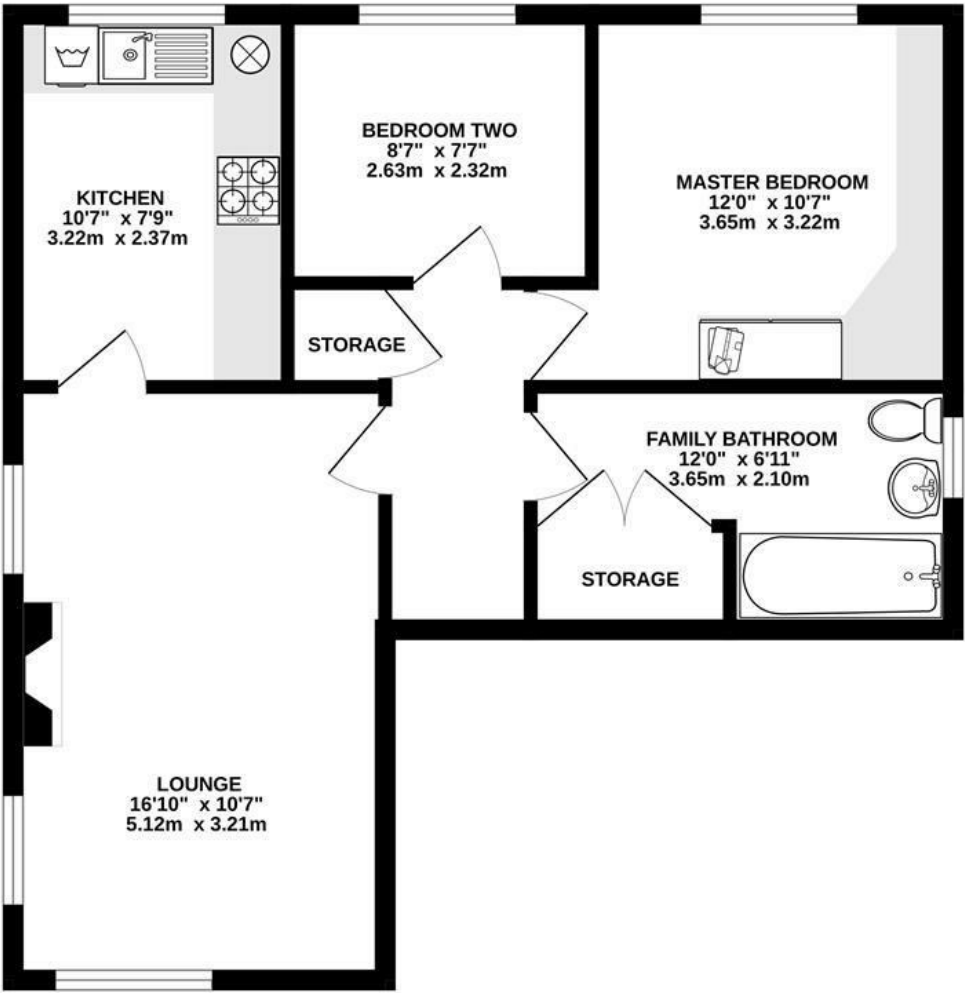









GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	