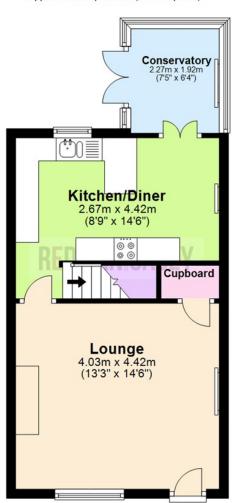
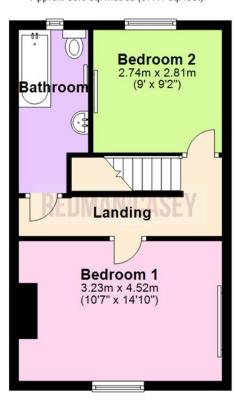
# **Ground Floor**

Approx. 38.2 sq. metres (411.6 sq. feet)



# First Floor

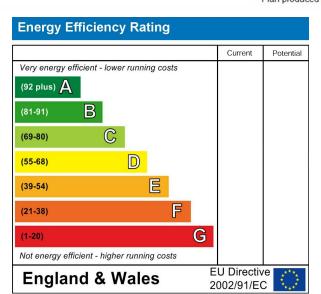
Approx. 35.0 sq. metres (377.1 sq. feet)

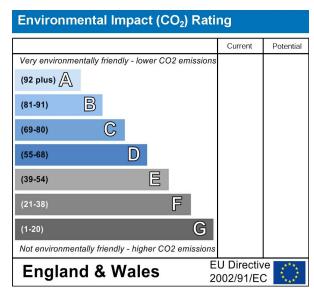


# Total area: approx. 73.3 sq. metres (788.7 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUn.









# 13 Old Sirs, Westhoughton, Bolton, BL5 2ED

Well presented two double bedroom semi detached cottage, situated in this tucked away hamlet on a no through road. The property offers excellent accommodation for a first time buyer or downsizer with spacious lounge, dining kitchen and conservatory two double bedrooms and bathroom, Driveway parking for 2 small cars and courtyard to rear. Ideally placed for access to local amenities, countryside walks and Daisy Hill train station within a short distance. Sold with no chain and vacant possession, viewing highly recommended.

# Offers In The Region Of £210,000













Located in a tucked away position Lounge on a no through road, within a 13'3" x 14'6" (4.03m x 4.42m) and train links to Manchester. The property comprises spacious lounge with feature fireplace. fitted dining kitchen with built in appliances, small conservatory. To the first floor there are two generous bedrooms and bathroom fitted with a three piece white suite. Outside there is a small front garden with paved patio, to the side is a block paved driveway offering off road parking for 2 small cars and a block paved courtyard area to the rear. The property is available with no chain and vacant possession and viewing is highly recommended to appreciate the size and position on offer.

small hamlet of properties, this UPVC double glazed window to double oven, halogen hob with two bedroom semi detached front, feature fireplace with cast offers a rural type lifestyle but iron surround and tiled inset and within easy access of local granite hearth, radiator, two wall laminate flooring, open plan, amenities, shops, countryside lights, coving to ceiling, double double door, door to: glazed entrance door, door to:

### Cupboard

Built-in under-stairs storage cupboard.

### Kitchen/Diner

8'9" x 14'6" (2.67m x 4.42m) Fitted with a matching range of double glazed french doors to light beech effect base and eye garden. level units with underlighting, drawers, cornice trims and contrasting roundedged worktops, breakfast bar, 1+1/2 Bedroom 1 bowl stainless steel sink with single drainer and mixer tap with tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing

machine, space for fridge, built-in eye level electric fan assisted extractor hood over, uPVC double glazed window to rear, radiator,

Stairs to first floor landing.

### Conservatory

UPVC double glazed construction with polycarbonate roof, window to rear, three windows to side, radiator, laminate flooring, uPVC

10'7" x 14'10" (3.23m x 4.52m) UPVC double glazed window to front, radiator.













# Bedroom 2

9'0" x 9'3" (2.74m x 2.81m) UPVC double glazed window to rear, radiator, access to loft radiator, ceramic tiled flooring. space.

### **Bathroom**

Fitted with three piece white suite comprising deep panelled bath with shower over and glass and shrub borders and paved sun screen, pedestal wash hand basin with tiled splashback and

low-level WC, full height ceramic block paved sun patio, enclosed tiling to two walls, uPVC frosted by brick wall and timber fencing to double glazed window to rear, rear and side with gravelled area,

Front garden, block paved driveway to the side with car parking space with mature flower patio, enclosed by timber fencing to side. Private rear courtyard,

timber garden shed.