

Total area: approx. 69.3 sq. metres (746.4 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 PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>92</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>57</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

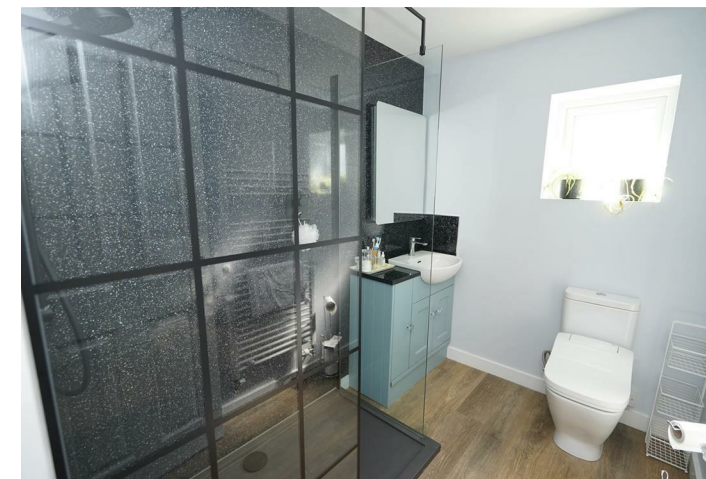
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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**50 King Street, Westhoughton, Bolton, BL5 3AX**

Situated within the heart of Westhoughton town centre this 2 bedroom mid terraced property offers excellent accommodation. Comprehensively renovated in 2021/22 it provides a modern environment inside a period property. Not only does the property give fantastic accommodation, it also boasts a superb rear garden, offering outdoor space which is unrivalled within the area and can only be truly understood by viewing the property. Ideally located for all local amenities - shops, schools, rail and motorway links and close to Westhoughton Central Park. Viewing is essential to appreciate all that is on offer with this stunning property.

**Offers In The Region Of £210,000**





Stunning two bedroom mid terraced property which was comprehensively renovated in 2021/22 with a full back to brick overhaul. The property now provides a superb home, with modern facilities throughout but is tinged with the character of the former house. Internally, the property comprises : fitted dining kitchen with a range of modern white units and built in oven and hob. Lounge with feature multi fuel stove, 'Amtico' flooring throughout the downstairs and to the shower room. to the first floor there are two generous bedrooms and shower room which is fitted with a modern suite including a Roca Multiclean Premium wc. Accessed from bedroom 2 is a fully boarded, carpeted and plastered loft room ideal for a variety of uses. Outside is where the property suddenly moves from above average to unbelievable! To the front is a paved driveway offering off road parking for 1 car but to the rear is a hidden garden! Step through the paved courtyard into a large open garden with multiple patio areas, fruit trees, veg and soft

fruit plot, large lawned area and garden shed. Highly unusual for this type of property, Only by viewing the property can you truly see the differences on offer from any standard terraced properties. Alongside this, the property is ideally located for Westhoughton town centre and all its shops, sought after local schools and railway links from Daisy Hill and Westhoughton stations. Motorway access to the M61 is close by. This is truly a superb property inside and out and viewing is essential to appreciate all that is on offer.

**Kitchen/Diner**

12'9" x 13'8" (3.89m x 4.16m)  
Fitted with a matching range of white base and eye level units with complementary worktop space, composite sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in eye level microwave oven under counter electric fan assisted oven, built-in 2 ring induction hob with glass splashback, uPVC double glazed

window to front, built-in storage cupboard with shelving, fuse box and electricity meter, radiator, Amtico flooring, stairs to first floor landing, Composite double glazed entrance door, open plan to:

**Lounge**

10'10" x 13'8" (3.29m x 4.16m)  
UPVC double glazed window to rear, built-in storage cupboard with gas meter, radiator, Amtico flooring, multi fuel stove with glass door with flagged hearth, uPVC double glazed door to garden.

**Landing**

Door to:

**Bedroom 1**

12'8" x 10'7" (3.87m x 3.22m)  
UPVC double glazed window to front, radiator.

**Bedroom 2**

10'10" x 7'6" (3.31m x 2.29m)  
UPVC double glazed window to rear, radiator, access to fully boarded loft room with Velux window via a timber ladder.



**Shower Room**

Fitted with modern suite comprising of double shower enclosure with rain fall head and hand shower, black shower tray, chequerboard glass shower screen, white inset wash hand basin in vanity unit with cupboards under and mixer tap, granite counter top, Roca Multiclean Premium low-level WC with heated seat, dual bidet function light and air dryer, full height upvc wet wall system to two walls, Amtico flooring.

**Loft Room**

7'5" x 12'8" (2.27m x 3.87m)  
Double glazed Velux skylight to rear, Loft room with boarded flooring plastered walls and vaulted ceiling, access to eaves space to both sides.

**Outside**

Front, enclosed by dwarf brick wall and flowering plants to sides, paved driveway to the front with car parking space for one car, hot tap. Large private rear garden, enclosed

by timber fencing and mature hedge to rear and sides, multiple paved sun patios, lawned area and mature flower and shrub borders and beds, vegetable plot, soft fruit garden, garden shed.