

36 Church Street, Westhoughton, Bolton, BL5 3RS



Offers Around £195,000

Spacious extended three bedroom terraced property, Located in a popular residential area of Westhoughton, close to local shops, primary and secondary schools, rail link making commute to Manchester convenient. Benefiting from double glazing, gas central heating, garden fronted and large private garden to rear. This spacious home is highly recommended for viewing to appreciate the location, condition, and space this property offers.

- Mid Terraced
- Large Garden To Rear
- Double Glazing
- Spacious Accommodation
- Awaiting EPC
- Three Bedroom
- Gas Central Heating
- Two Reception Rooms
- Council Tax Band B
- Extended



Spacious extended three bedroom mid terraced property, situated in a very popular residential location close to local shops, primary and secondary schools, good road and rail links making commute to Manchester very convenient. This property comprises:- Entrance hall, lounge, dining room, breakfast area, kitchen. To the first floor there are three bedrooms and a family bathroom. The outside front has a small garden area and to the rear there is a large garden area with patio seating area. This home also benefits from double glazing, gas central heating and viewing is highly recommended to appreciate the space, location and all this home has to offer.



Inner Porch

UPVC double glazed entrance door to front:

Hall

Double radiator, stairs:

Lounge 12'2" x 11'4" (3.70m x 3.46m)

UPVC double glazed window to front, log effect gas fire set in stone Adam style surround, column radiator.



Lounge 12'2" x 14'11" (3.72m x 4.54m)

Column radiator, double door, under stairs storage cupboard.

Dining Room 11'5" x 7'7" (3.49m x 2.31m)

Radiator, uPVC double glazed entrance double door to rear, :

Kitchen 11'5" x 6'0" (3.49m x 1.83m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with mixer tap, built-in dishwasher, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in five ring gas hob with extractor hood over, uPVC double glazed window to rear.

Bedroom 1 12'4" x 14'11" (3.76m x 4.54m)

UPVC double glazed window to front, radiator, :



Bedroom 2 10'10" x 7'8" (3.30m x 2.33m)

UPVC double glazed window to rear, radiator.

Bedroom 3 8'4" x 9'3" (2.54m x 2.83m)

UPVC double glazed window to rear, radiator.

Bathroom

Fitted with three piece suite comprising bow fronted jacuzzi bath with shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, column radiator, :

Landing

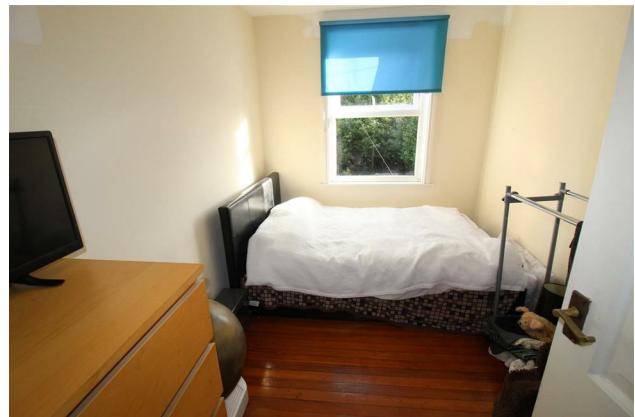


Outside Front

Small private Garden

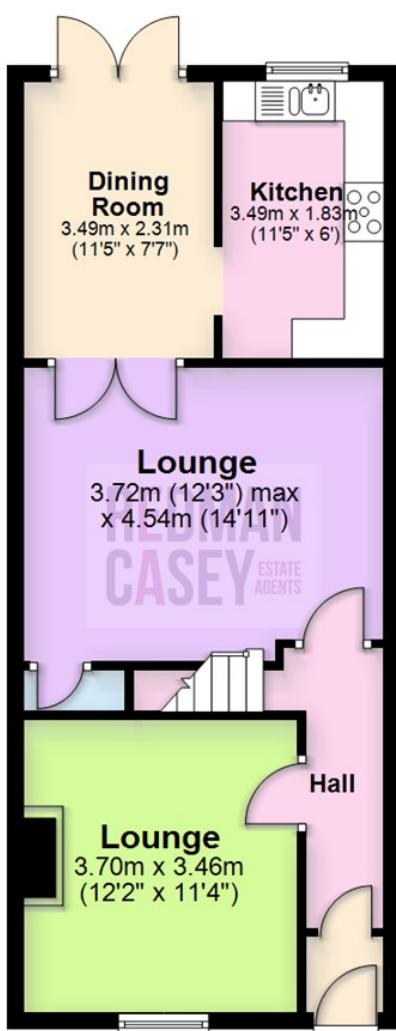
Outside Rear

Private garden with patio seating area, lawn and mature planting, extra garden to rear with mature shrubs and plants.



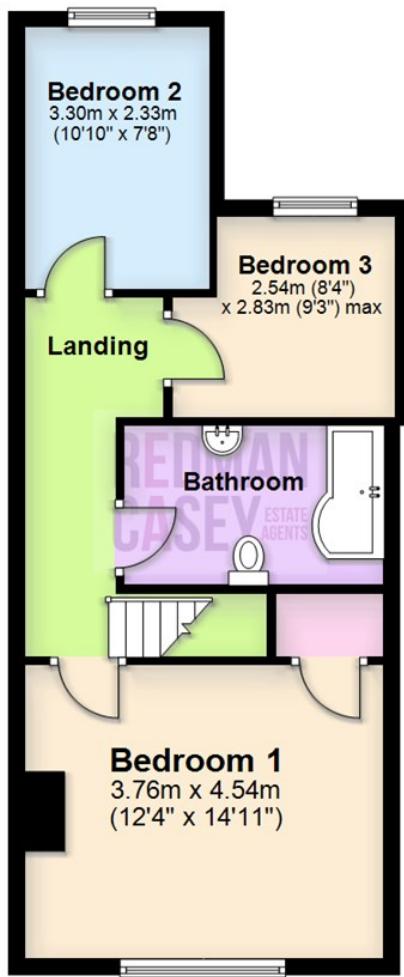
Ground Floor

Approx. 52.2 sq. metres (562.2 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



Total area: approx. 95.1 sq. metres (1023.8 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 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 |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (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 | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

