



INDEPENDENT ESTATE AGENTS

201 Park Road, Westhoughton, Bolton, Lancashire, BL5 3HA  
**£355,000**  
FOR SALE

A substantial, dormer style bungalow, including bedrooms at both ground and first floor level. Benefiting from a long driveway plus substantial garage/workshop measuring 21' 4" x 11' 9". Motorway link under 1 mile.



- BEDROOMS TO BOTH GROUND AND FIRST FLOOR
- TWO RECEPTION ROOMS PLUS KITCHEN AND UTILITY
- UNDER 1 MILE TO MOTORWAY
- HALF A MILE TO WESTHOUGHTON TOWN CENTRE
- FLEXIBLE ACCOMMODATION

- POTENTIAL TO ADD GROUND FLOOR SHOWER ROOM
- LARGE INDIVIDUAL HALLWAY
- AROUND 1.3 MILES TO TRAIN STATION
- NICELY SET BACK FROM THE ROAD
- LARGE DETACHED BRICK BUILT GARAGE/WORKSHOP MEASURING 21' 4" X 11' 9"

# 201 PARK ROAD, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5

## 3HA

The Home:

Positioned on the ever-popular Park Road, which offers fantastic access to both the nearby commercial centre and the motorway network, this property offers excellent, flexible accommodation, the size of which is not readily apparent from the front.

There is a large, individual hallway and the current configuration includes three reception areas plus a kitchen with separate utility. To the first floor, there are two double bedrooms served by the main bathroom. It would be possible for one (or two) of the reception rooms to be used as a ground floor bedroom. Adding a shower to the current ground floor WC (plumbing in situ), would allow the property to be used as a bungalow.

There are well tended front and rear gardens, together with a long driveway which leads to an excellent brick built garage/workshop measuring 21' 4" x 11' 9"

The sellers inform us that the property is Freehold.

Council Tax Band D - £2,157.47

## THE AREA

The Area:

Park Road, Westhoughton, has long been regarded as a popular area and this particular home is positioned under 1 mile from junction 5 of the M61. Additionally, Westhoughton itself includes a train link and it is these connections which allow the area to be consistently popular.

The town centre is a thriving commercial area with a variety of pubs and restaurants and the town also includes a secondary school plus a variety of primary schools.

A simple glimpse at a satellite image will display a wealth of open green space in the general area.



## ROOM DESCRIPTIONS

### EXTERIOR FRONT

#### Covered Storm Porch Area

### GROUND FLOOR

#### Hallway

An excellent size with natural light from the rear towards the staircase area.

#### Reception Room 1

A through space. Double aspect front bay window plus gable window and fireplace. Double doors open into the rear reception room, this could be open plan or sealed off.

#### Reception Room 2

Leading from reception room 1. Sliding patio doors to the rear with a nice private aspect.

#### Reception Room 3

A hybrid bedroom or reception room depending on preference. Bay window. Feature fireplace.

#### Ground Floor WC/Utility Room

Rear window. WC and hand basin. Currently used as a utility zone also but the plumbing and space is there for a bath or shower so it gives it flexibility for a ground floor bathroom.

#### Kitchen

Wall and base units in a light woodgrain. Integral gas hob plus oven. Space and plumbing for washing machine. Breakfast bar/space for additional appliances. Rear window to the garden area.

#### Side Porch

Providing further storage. Currently with tall fridge freezer and also Gas Central Heating boiler.

### FIRST FLOOR

#### Bedroom 1

This runs the full depth of the right hand side, first floor level. Vaulted ceiling. Velux roof light to the front. Rear window within a dormer to the garden. Eaves storage.

#### Bedroom 2

L-shaped. Velux window to the front. Eaves access as well so that connects to the additional bedroom. Rear window to the garden.

#### Bathroom

To the rear. Right hand gable roof velux. WC. Shaped bath. Hand basin. Tiled splashback









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		80
<b>C</b>	69	
(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		
England, Scotland & Wales		EU Directive 2002/91/EC