



3 bed terraced house to buy in

Chorley Road, Westhoughton, Bolton,
Greater Manchester, BL5 3PR

£140,000 Starting Bid

 x3  x2  x1

Tenure

Freehold

On Street parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ End-terrace home in a convenient Chorley Road location
- ✓ Two reception rooms offering flexible living space
- ✓ Modern kitchen with patio doors to the rear
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)

Description

Set within a convenient and well-connected position on Chorley Road, this end-terrace home offers well-presented and deceptively spacious accommodation arranged over two floors, ideal for first-time buyers, young families, or anyone seeking a ready-to-move-into property with flexible living space.

On the ground floor, the home is centred around a modern fitted kitchen finished with contemporary units and generous worktop space, complemented by a tiled splashback, inset sink, and excellent storage. Patio doors open directly onto the rear, allowing plenty of natural light and creating an easy flow between indoor and outdoor living. Two reception rooms provide excellent versatility, with both rooms enjoying a bright, airy feel and generous proportions, ideal for a lounge, dining room, snug, or home working space.

To the first floor, there are three well-proportioned bedrooms, including a spacious principal bedroom, a generous second double bedroom, and a flexible third bedroom that benefits from two windows, drawing in an abundance of natural light. Completing the internal accommodation is a stylish family bathroom, featuring a modern suite with a vanity unit, WC, and a bath with glazed shower screen and rainfall-style shower. Externally, the property benefits from a private, enclosed rear yard, designed for low maintenance with gravel surfacing and a defined patio area, perfect for a small seating area and potted plants. A further advantage is the separate utility room, offering additional fitted storage, worktop space, an inset sink, a useful WC, and housing the boiler, keeping day-to-day practicalities neatly tucked away.

Positioned within easy reach of a range of local shops, supermarkets, cafes and everyday amenities, the property is also ideally placed for public transport links and commuter routes, with convenient access to surrounding towns and motorway connections. For families, there are well-regarded primary and secondary schools nearby, along with parks, leisure facilities and local walks all within easy reach, making this a brilliant home for both lifestyle and practicality.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £140,000

Property Type: Terraced House

Parking: On Street

Year built: 1990

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Reception Room 1 (3.63m x 4.28m)

The first reception room is a versatile, well-proportioned space with high ceilings that add a lovely sense of character and openness. A large window to the front draws in natural light, while the layout easily suits a comfortable lounge arrangement or a more flexible family living space depending on your needs.

Reception Room 2 (3.86m x 4.46m)

The second reception room offers another generous living area, ideal as a snug, dining room, or lounge. With a spacious footprint and a calming feel, it's a room that adapts effortlessly, perfect for quieter evenings, hosting guests, or simply creating a dedicated zone away from the main hub of the home.

Kitchen (4.15m x 4.9m)

Stepping into the kitchen, you're greeted by a sleek and modern space finished with clean-lined units and generous worktop space, creating an ideal setup for day-to-day cooking and entertaining. There's a practical layout with ample wall and base storage, complemented by a tiled splashback, inset sink, and convenient access out to the rear garden via glazed patio doors, allowing plenty of natural light to pour in.

Bedroom 1 (3.66m x 4.2m)

A spacious bedroom with a calm, welcoming feel and plenty of room for a full range of freestanding furniture. The large window provides excellent natural light, while the proportions make it an ideal retreat at the end of the day.

Bedroom 2 (3.49m x 3.99m)

A generous double bedroom with a large window and a bright, airy feel. There's ample floor space to accommodate freestanding wardrobes and drawers, making it a comfortable main or guest bedroom.

Bedroom 3 (4.13m x 4.91m)

A well-proportioned bedroom benefitting from two windows that fill the space with natural light throughout the day. The room offers a flexible layout with plenty of space for freestanding storage, making it ideal as a guest room, child's bedroom, or a dedicated home office.

Bathroom (2.13m x 2.18m)

A smartly finished bathroom featuring stylish wall tiling, a fitted vanity unit with inset wash basin, and a modern WC. The suite is completed by a panelled bath with a glazed shower screen and rainfall-style shower, creating a clean and contemporary space for everyday use.

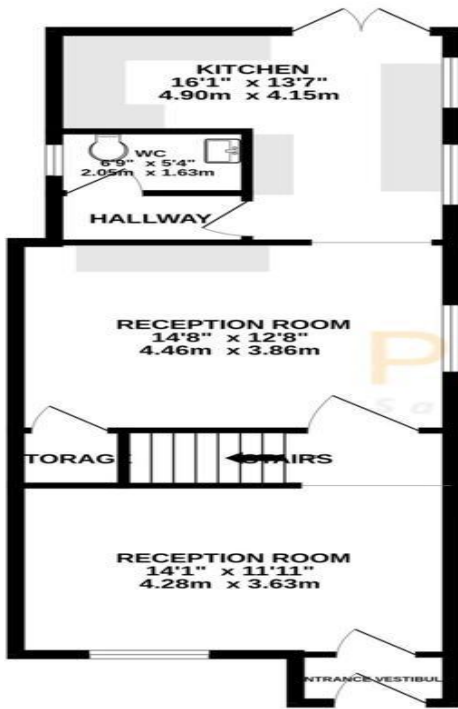
Utility Room (1.63m x 2.05m)

A practical utility room providing additional worktop space and storage via fitted base and wall units, along with an inset sink and room for laundry appliances. This space also houses the boiler and includes a useful WC, making it a convenient everyday area tucked neatly away from the main living accommodation.

Rear Garden

To the rear, the property enjoys a private, enclosed yard with low-maintenance gravel surfacing and fenced boundaries, creating a practical outdoor space for seating, potted plants, or a small bistro set. With a defined patio area directly outside the rear door, it's ideal for stepping out with a morning coffee or enjoying a relaxed evening outdoors.

GROUND FLOOR



1ST FLOOR



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.
Made with Metropex ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chorley Road, Westhoughton, Bolton, Greater Manchester, BL5 3PR

Contact your local branch today for more information on this property:

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

