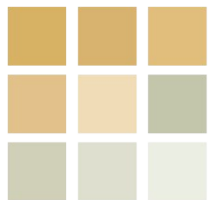




pearson
ferrier®

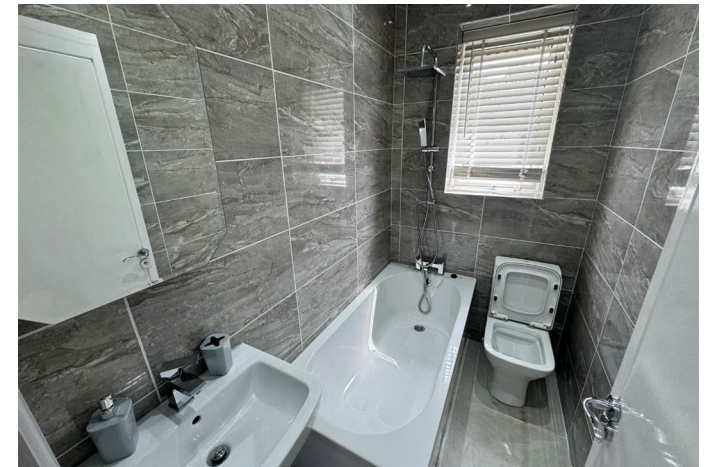


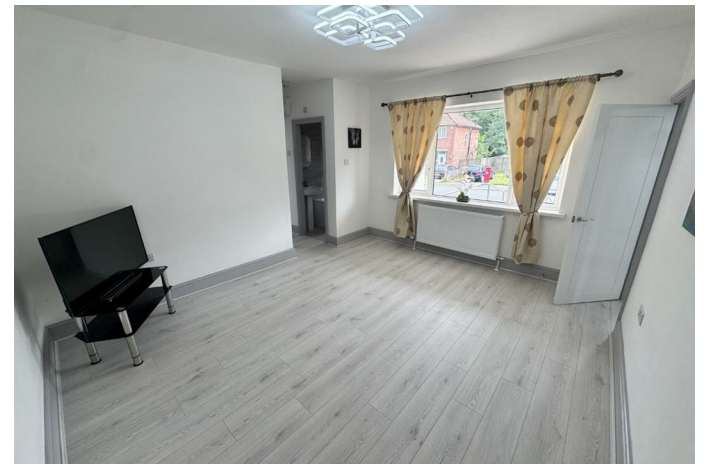
10 WESTLAND AVENUE
Bolton, BL4 9SR
£175,000

10 WESTLAND AVENUE

Property at a glance

This modern double-fronted link detached bungalow features three generously sized bedrooms, a sleek and stylish bathroom, and a contemporary kitchen designed for both everyday use and entertaining. Situated on a sizable plot, the property offers ample outdoor space along with a driveway that easily accommodates two or more cars. Internally, the property is bright, spacious, and finished to a high standard throughout. Conveniently located within walking distance to local amenities, it offers both comfort and practicality in a great location.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(1-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(1-40) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Radcliffe Office
 44 Blackburn Street Radcliffe, Manchester, M26 1NQ
 Telephone: 0161 725 8155
 Fax: #
 Email: radcliffe@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.