


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

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Manchester Road, Bolton, BL5 3JS

Offers Over £220,000

AN OUTSTANDING SEMI DETACHED COTTAGE

Nestled in the charming area of Westhoughton, Bolton, this delightful semi-detached cottage on Manchester Road offers a perfect blend of comfort and countryside charm. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

As you enter the cottage, you are welcomed into a cosy reception room that exudes warmth and character, making it an inviting space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely atmosphere throughout.

The cottage features a well-appointed bathroom, ensuring convenience for daily routines. The kitchen area, while not specified, is typically a focal point in such homes, providing a functional space for culinary endeavours.

One of the standout features of this property is its picturesque view overlooking fields, offering a serene backdrop that enhances the overall appeal. Imagine enjoying your morning coffee while taking in the tranquil scenery or unwinding in the evening with the beauty of nature surrounding you.

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- EPC Rating D
- Exposed Beams
- Outbuilding used as a bar
- Tenure Leasehold
- Council Tax Band A
- Viewing Essential
- Natural Decoration Throughout
- Two Bedrooms
- Modern Kitchen And Bathroom
- Not Overlooked at the rear

Entrance

UPVC double glazed frosted door, lead door to entrance vestibule.

Vestibule

3 x 2'9 (0.91m x 0.84m)

Hardwood door to reception room.

Reception Room

16'4 x 12 (4.98m x 3.66m)

UPVC double glazed lead bay window, central heating radiator, gas fire with composite hearth, wooden mantle and exposed brick surround, hardwood door to entrance vestibule, opening to hallway, wood effect laminate flooring.

Hallway

11'9 x 2'4 (3.58m x 0.71m)

Hardwood door to kitchen, stairs to first floor, opening to reception room.

Kitchen

12'9 x 11'9 (3.89m x 3.58m)

UPVC double glazed window, central heating radiator, high gloss wall and base units, hardwood surface, tiled splashback, stainless steel extractor hood, ceramic single sink, freestanding electric oven with 4 ring electric hob, integrated fridge/freezer and dishwasher, exposed beams, spotlights, hardwood doors to hallway, UPVC double glazed French doors to conservatory, tiled flooring.

Conservatory

9'9 x 9'8 (2.97m x 2.95m)

UPVC double glazed windows, two velux windows, central heating radiator, spotlights, UPVC double glazed french doors to kitchen and rear garden, tiled flooring.

First Floor

Landing

9'1 x 5'6 (2.77m x 1.68m)

UPVC double glazed frosted window, spotlights, continues air flow unit, loft access, hard wood doors to bedroom one, two and bathroom.

Bedroom One

15'1 x 12'1 (4.60m x 3.68m)

UPVC double glazed lead window, central heating radiator, hardwood door to landing, wood effect laminate flooring

Bedroom Two

8'2 x 7'6 (2.49m x 2.29m)

UPVC double glazed window, central heating radiator, exposed beams, hardwood door to landing, hard wood slatted door to storage, wood effect laminate flooring.

Bathroom

5'4 x 5'2 (1.63m x 1.57m)

UPVC double glazed frosted window, towel rail, three piece suite, dual flush w/c, vanity top wash basin and mixer tap, tiled bath and overhead shower, tiled elevations, spotlights, hardwood door to landing and tiled floor.

External

Front

Paved driveway, mature shrubs.

Rear

Indian stone paving, bar/storage, raised beds,

Bar/storage area

13'6 x 13 (4.11m x 3.96m)

UPVC double glazed window, electric heater, base units and composite surface, built in fridge/freezer, beer pulls, spotlights, UPVC double glazed french doors to rear.

