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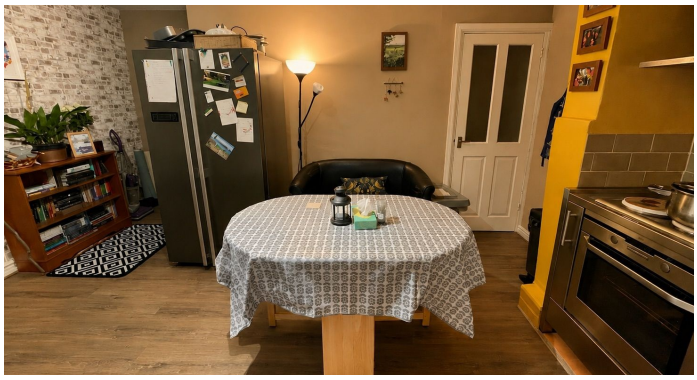
2 Bed Terraced In Chorley Road Westhoughton, Bolton, BL5 3NS

£205,000













SHORT DESCRIPTION

Property Ref: 17521 A cosy two-bedroom terraced cottage dating from 1874, with excellent amenities and travel links, and uninterrupted views across Rivington Pike and Winter Hill. Tucked away on a quiet cul-de-sac, Higher Bluebell Cottages has open fields directly behind it, which open out onto Winter Hill, Rivington Pike and the Lever Estate. Beautifully presented, characterful, and ready to move in, the cottage has a comfortable living room and spacious kitchen-diner, with a useful under-stairs utility cupboard (which could potentially become a downstairs WC if wanted). Upstairs are two bedrooms, with the rear bedroom leading to a large and airy loft space with two Velux windows facing Rivington. It’s not presented as a third bedroom, but it’s well converted with a good floor and makes a lovely additional space with plenty of possibilities. Outside, the house really comes into its own. The raised decking outside the back door looks straight across the fields towards Rivington, while the established gardens have a greenhouse, several raised beds and plenty of space for flowers, fruit and vegetables. There are some secluded spots within the garden, perfect for getting away from the rat race and connecting to nature. There’s a gravel driveway for one car to the rear of the house, accessed from a private road, with ample additional on-road parking to both the front and rear. The location offers a rather rare combination

of countryside and convenience. The feeling of the area is rural, with a good community spirit along the row and horses in the field behind during the summer months. Despite this, there is a local shop within 5 minutes' walk and a bus stop at the top of the cul-de-sac which runs services to both Bolton and Wigan. Horwich Parkway Railway Station is just a six-minute drive away (an 11 minute cycle), with trains reaching Manchester Oxford Road in around 28 minutes and direct services to Manchester Airport. Westhoughton itself is a thriving historic market town and has everything needed day-to-day. The high street includes a range of independent shops, cafés, butchers, bakery, a range of supermarkets, a library, a leisure centre with gym and swimming pool, garden centres, hair and beauty salons and more. There is also a nursery, primary and secondary school within a mile of the house, and many other options within a 10 minute drive. This cottage is an excellent opportunity for working professionals, couples or young families alike to have their own slice of semi-rural life whilst remaining within easy reach of the amenities of Manchester. Property Type: Terraced Full selling price: £205000.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Year): 847 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £0.00 Council tax band: A EPC rating: C Measurement: 839.585 sq.ft. Outside Space: Rear Garden, Enclosed Garden Parking: Driveway, Gated, Rear, Private, Off street, On street Heating Type: Central, Double Glazing, Gas Central Heating, Gas Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied ----------

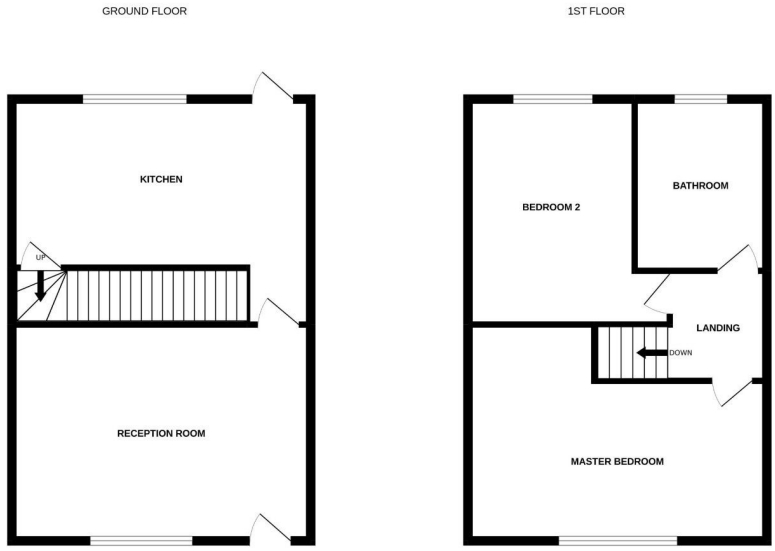
2
Bed Room(s)

1
Bath Room(s)

1
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



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.
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EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	78 square metres

Rules on letting this property

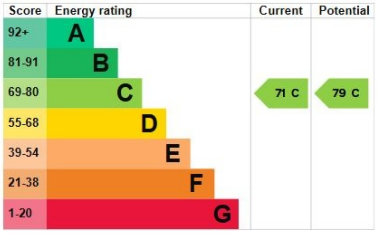
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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