



59 Manchester Road, Westhoughton
£185,000

Miller Metcalfe
Every step of the way

59 Manchester Road

Westhoughton, Bolton

Substantial Three Bedroom Property With Accommodation Arranged Over Three Floors - No Onward Chain

Offering an exceptional amount of space, comfort and practicality, this impressive property on Manchester Road is available with the added benefit of no onward chain. Significantly larger than many properties of a similar type, the home provides generous and versatile accommodation that will appeal to a wide range of buyers. The property benefits from two spacious reception rooms, complemented by separate kitchen and utility areas, along with two well-appointed bathrooms including an en-suite to the master bedroom. Neutrally decorated throughout, the house is presented in a move-in-ready condition, allowing a purchaser to enjoy the space immediately while still offering scope to personalise. Occupying a generous plot along Manchester Road in Westhoughton, the property enjoys a convenient location close to a wide range of local amenities including shops, supermarkets, schools and leisure facilities. For those who commute, excellent access to the motorway network is available within minutes, providing straightforward links to Manchester and surrounding areas. The accommodation briefly comprises an entrance door opening into a welcoming hallway. Double doors lead through to a bay-fronted reception room, currently utilised as a dining space. To the rear is a further, larger reception room which offers access to the fitted kitchen, complete with a range of base and eye-level units. From this reception room there is also a separate staircase leading down to the cellar, providing additional useful storage space. The kitchen in turn leads to a separate utility room. To the first floor are two well-proportioned bedrooms along with a family bathroom suite, while the principal bedroom to the rear benefits from its own en-suite. A further staircase from the landing leads to the third bedroom, located on the upper floor and forming a loft conversion completed to building regulations.

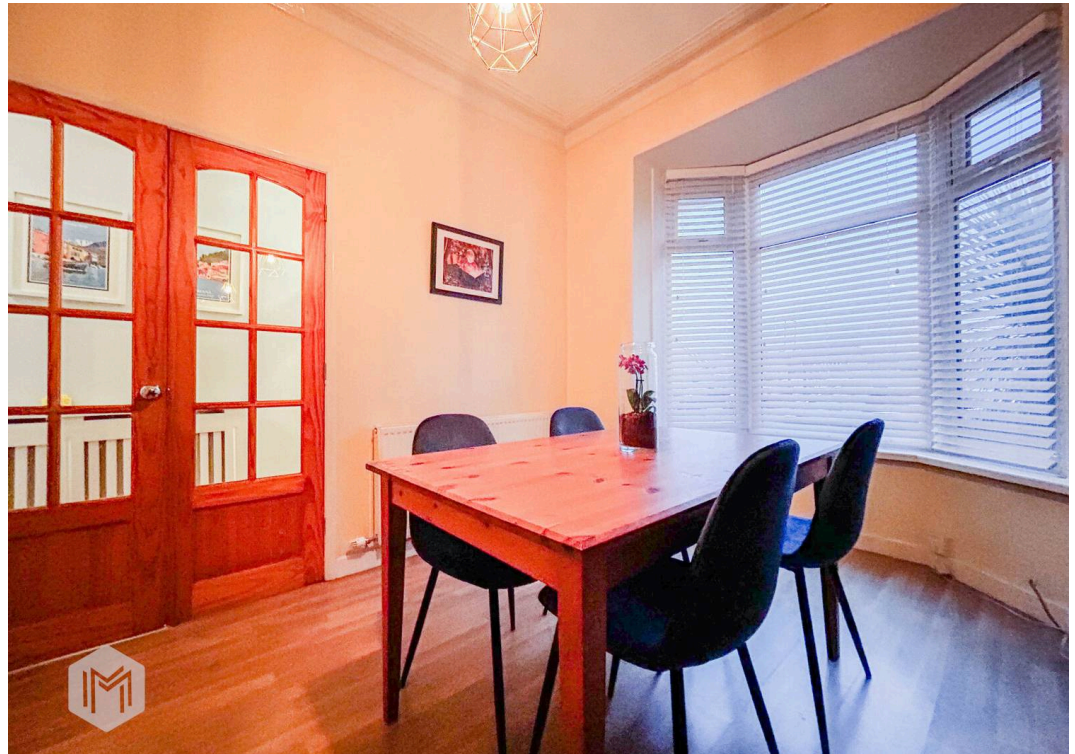
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

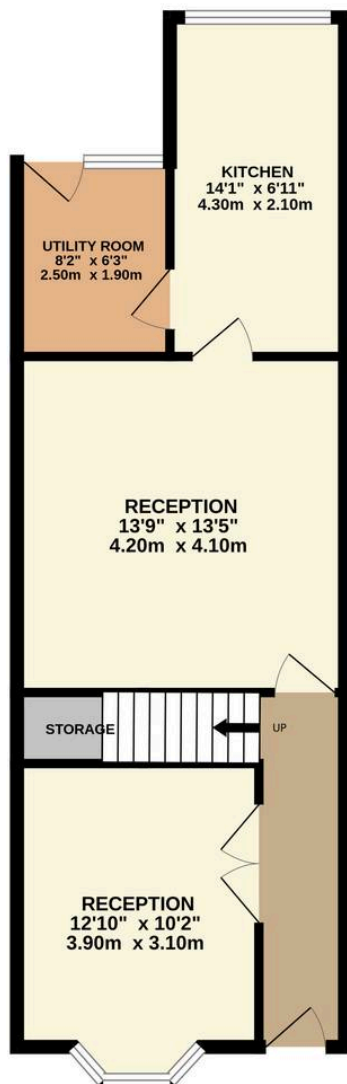




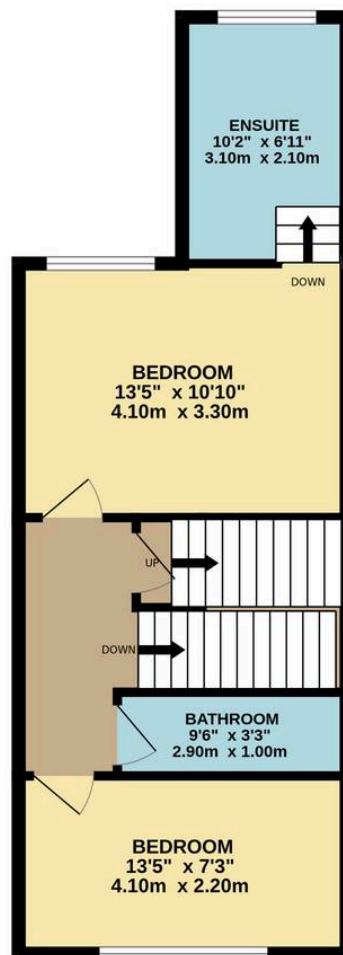




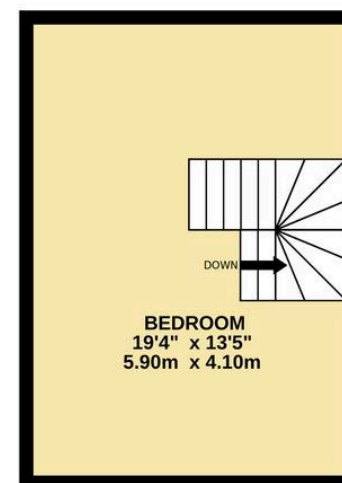
GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



2ND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.4 sq.m.) approx.

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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