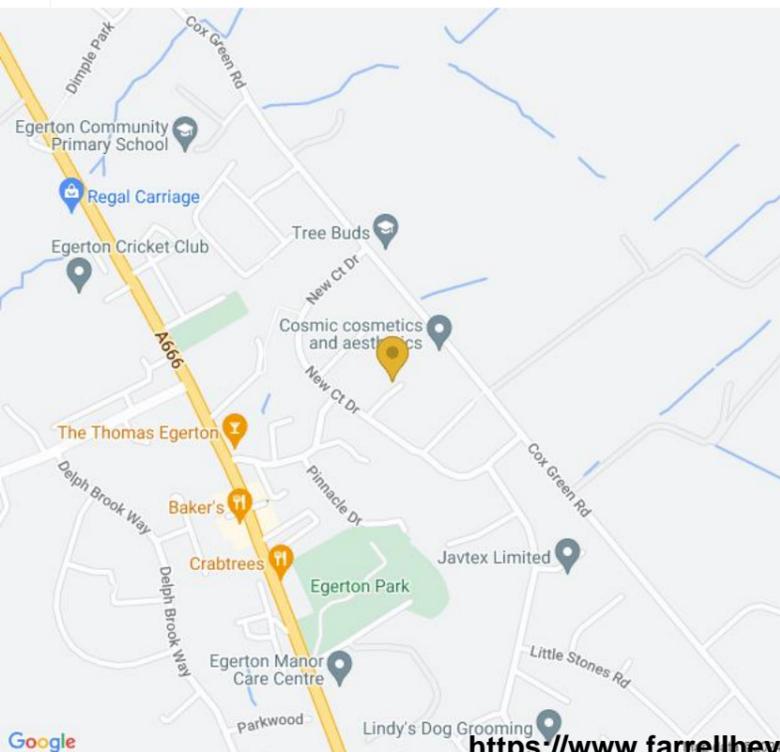
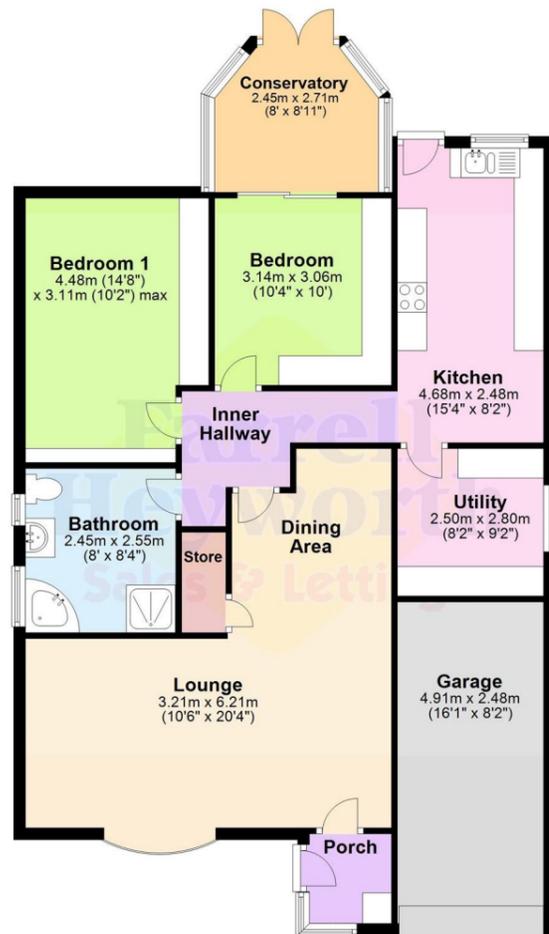


**£295,000**

Whittle Hill, Egerton, Bolton  
BL7



**Westhoughton**  
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- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Extended Detached Two/Three Bedroom True Bungalow**
- **Situated in Egerton With Far Reaching Views Including Winter Hill**
- **Lounge/Diner, Kitchen, Bathroom, Conservatory and Utility**
- **Hallway, Porch, Gardens Front Side and Rear, Drive and Garage**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**EPC D**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



This two/three bedroom extended detached true bungalow is situated on a healthy corner plot and set in the delightful and sought after village of Egerton on the outskirts of Bolton has fabulous countryside views including Winter Hill and is within close proximity of all local amenities, shops, public houses and restaurants. The property enjoys excellent transport links into Bolton, Blackburn, Lancashire and beyond and has access to some stunning countryside and lots of outside activities to take advantage of.

The accommodation, which is well presented, briefly comprises entrance porch, spacious L shape lounge/diner, fitted kitchen, utility, conservatory located off the second bedroom, fitted bathroom with separate bath and shower cubicle and two double bedrooms both with fitted wardrobes.

Externally, there is driveway parking leading to single garage, the rear enclosed garden is ideal for outside entertaining and comprised of a lawn area and seating area, the property is situated on a corner plot and therefore enjoys a side garden area as well.

We have been advised that the utility room was previously the third bedroom and that if needed can be reverted back to it's original use.

Additional information:

A new boiler was installed January 2021. The roof was replaced in November 2020.

**Important Notice**  
Please note we are required under The Estate Agents Act 1979 and the Provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a 'Connected Person' as defined by that act.

Tenure: Freehold  
Council Tax: Band D





