



CHARLES LOUIS
HOMES LIMITED

Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk

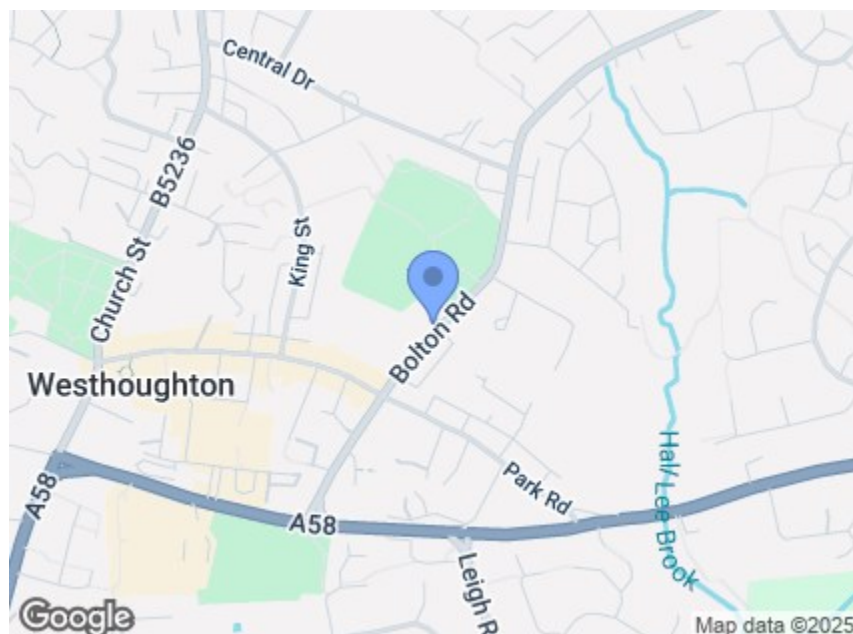


5 Heatley Gardens Bolton Road Westhoughton, Bolton, BL5 3GH

Price guide £95,000



- Well Presented Two Bedroom First Floor Apartment
- Ideal for First Time Buyers & Investors
- Located in A Well Sought After Area
- Close To Local Amenities, Transport Links & Motorway
- Sold With No Chain
- Open Plan Kitchen/Diner & Living Area
- Allocated Parking & Visitors Parking
- A Must See!!! To Appreciate, Size & Location Of Property



Directions

Postcode - BL5 3GH What three words -
///pulse.enjoy.boxing

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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5 Heatley Gardens Bolton Road

Westhoughton, Bolton, BL5 3GH

A well-presented two-bedroom apartment located in a quiet and sought-after residential development, 5 Heatley Gardens offers modern, low-maintenance living ideal for first-time buyers, downsizers, or investors.

Situated on the first floor, the property features a spacious open-plan layout incorporating the lounge, dining, and kitchen area—creating a bright and sociable living space with plenty of natural light. The kitchen is well-equipped with integrated appliances and ample storage, while the lounge and dining space offer flexibility for relaxing or entertaining.

There are two good-sized bedrooms, including a generous master, along with a modern bathroom featuring a white suite and shower over the bath. The apartment also benefits from allocated parking, secure entry, and well-maintained communal grounds.

Conveniently located with easy access to local amenities, Westhoughton town centre, and transport links including train stations and the M61, this apartment combines modern comfort with excellent connectivity.

Main Entrance

Entrance Hallway

uPVC window with front elevation, wood effect laminate flooring, central ceiling light, access to living room/kitchen/diner, both bedrooms and bathroom

Open Plan Lounge, Kitchen & Diner

20'1 x 11'6 (6.12m x 3.51m)

With three uPVC windows to the rear elevation, wood effect laminate floorings and three ceiling lights, kitchen includes a range of base and wall units with a contrasting worktop, inset sink and drainer with a mixer tap, four ring ceramic hob with electric oven and extractor above, integrated fridge freezer and plumbing for a washing machine.



Alternative View



Bedroom One

16'5 x 9'3 (5.00m x 2.82m)

uPVC windows to front and side elevation, central ceiling light, electric heater and power sockets



Bedroom Two

7'7 x 10.6 (2.31m x 3.05m.1.83m)

uPVC windows to side elevation, central ceiling light, electric heater and power sockets



Bathroom

5'7 x 10'1 (1.70m x 3.07m)

A partially tiled three piece white suite comprising of a panel enclosed bath, hand wash basin and WC.



External

