



## 2 bed end of terrace house to buy in BL5

Church Lane, Westhoughton, Bolton,  
Greater Manchester, BL5 3PP

**£125,000** Starting Bid

 x 2  x 1  x 2

Tenure

**Freehold**

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Spacious lounge and dining room
- ✓ Two generous double bedrooms
- ✓ Private rear garden
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Situated on the ever-popular Church Lane, this two-bedroom home presents an excellent opportunity for buyers looking to renovate and create a property tailored to their own tastes. Requiring modernisation throughout, the home offers generous room sizes, high ceilings and plenty of character, making it an ideal purchase for first-time buyers, investors or those seeking a rewarding renovation project.

The ground floor comprises a spacious lounge with built-in storage and French doors leading into the dining area, creating an excellent flow for everyday living and entertaining. The dining room opens into the fitted kitchen, which offers good storage and workspace while providing access to the rear garden. Outside, the private garden features a patio area leading to a lawn surrounded by mature trees and established planting, offering fantastic potential to become a peaceful outdoor retreat.

To the first floor are two well-proportioned bedrooms, including a generous principal bedroom, along with a modern family bathroom fitted with a three-piece suite incorporating a shower over the bath.

Conveniently located, the property is within easy reach of local shops, supermarkets, cafés and everyday amenities. Families will appreciate the selection of well-regarded primary and secondary schools nearby, while commuters benefit from excellent transport links, including easy access to Westhoughton town centre, Daisy Hill and Westhoughton railway stations, regular bus routes and the M61 motorway, providing straightforward connections to Bolton, Manchester, Wigan and beyond.

Offering spacious accommodation, a sought-after location and huge scope for improvement, this is a fantastic opportunity to add value and create a wonderful home.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £125,000

Property Type: End of terrace house

Parking: On Street

Construction materials: Brick and block

Listed property: No

Restrictions: No

Heating: Gas

Electric: National Grid

## **Lounge (3.36m x 4.35m)**

A generously proportioned reception room offering an excellent amount of living space, enhanced by high ceilings and a large window that allow for plenty of natural light. Featuring wood-effect flooring, useful built-in storage and French doors opening into the dining area, this room provides a versatile space for relaxing or entertaining.

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## **Kitchen / Dining Room (4.35m x 6.27m)**

The kitchen is fitted with a range of contemporary wall and base units complemented by contrasting work surfaces, providing ample storage and preparation space. An open serving area connects the kitchen with the dining room, creating a sociable layout, while a rear window and skylight help to brighten the space.

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## **Bedroom 1 (4.21m x 4.36m)**

A spacious double bedroom featuring a large window that fills the room with natural light. The generous proportions provide excellent flexibility for a variety of bedroom layouts, creating a comfortable principal bedroom.

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## **Bedroom 2 (2.73m x 3.82m)**

A well-proportioned second bedroom enjoying plenty of natural light from the window. The room offers excellent versatility, making it suitable as a guest bedroom, children's room or home office.

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## **Bathroom (1.71m x 2.21m)**

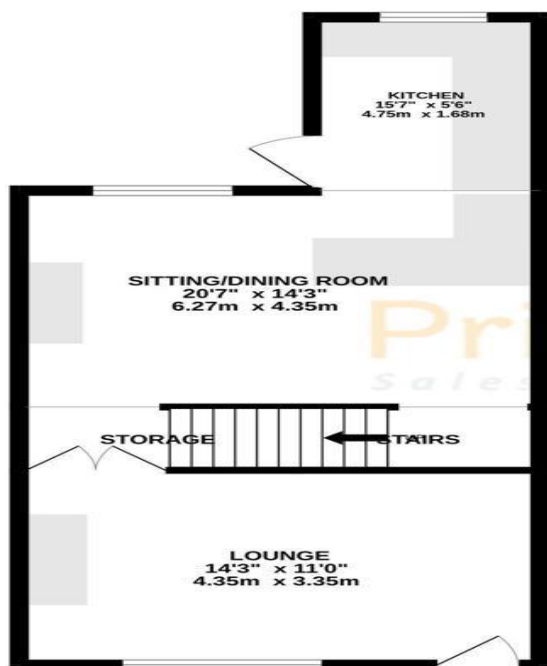
The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over and glazed screen, wash hand basin with vanity storage and WC. Finished with contemporary tiling and complemented by a heated towel rail.

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## **Rear Garden**

The rear garden enjoys a private feel with a paved patio leading onto a lawn bordered by mature planting, established shrubs and attractive greenery. Offering a balance of outdoor seating space and planting areas, it provides plenty of potential for keen gardeners or those looking to create their own outdoor retreat.

GROUND FLOOR



1ST FLOOR



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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 69                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

Church Lane, Westhoughton, Bolton, Greater Manchester, BL5 3PP

Contact your local branch today for more information on this property:

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