

11 Bamber Croft

Westhoughton, Bolton

**Modern 2 Bed Home | Kitchen/Diner | Garden |
BL5 Location**

11 Bamber Croft, Westhoughton, BL5 3PE

A well-presented and conveniently located two-bedroom home, offering practical living space, a bright kitchen/diner and excellent transport links ideal for first-time buyers, downsizers or investors.

The property comprises a welcoming entrance leading into a well-proportioned reception space, flowing through to a modern kitchen/diner providing ample worktop and storage space and room for family dining. Upstairs are two good-sized bedrooms and a contemporary family bathroom.

Externally, the property benefits from a large, private outdoor space and is positioned within a quiet residential setting while remaining within easy reach of local amenities, schools and commuter routes.



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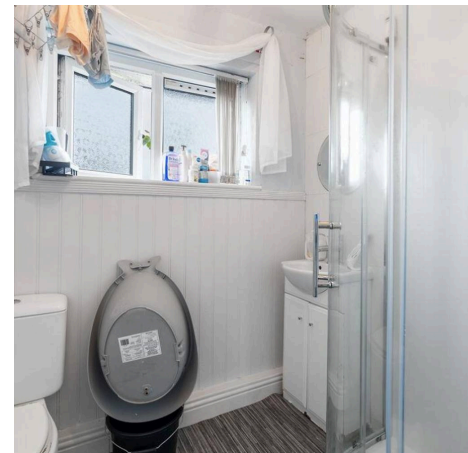
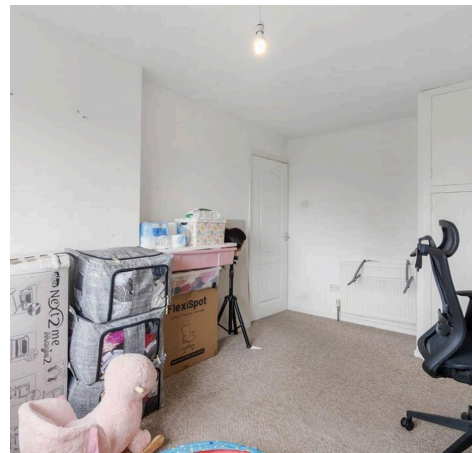
Westhoughton, Bolton

- Two well-proportioned bedrooms
- Modern family bathroom
- Spacious kitchen/diner
- Bright reception room
- Private rear outdoor space
- Quiet residential cul-de-sac
- Walking distance to Westhoughton station
- Excellent M61 motorway access
- EPC C | Council Tax Band A
- Generous driveway with parking for 2 vehicles

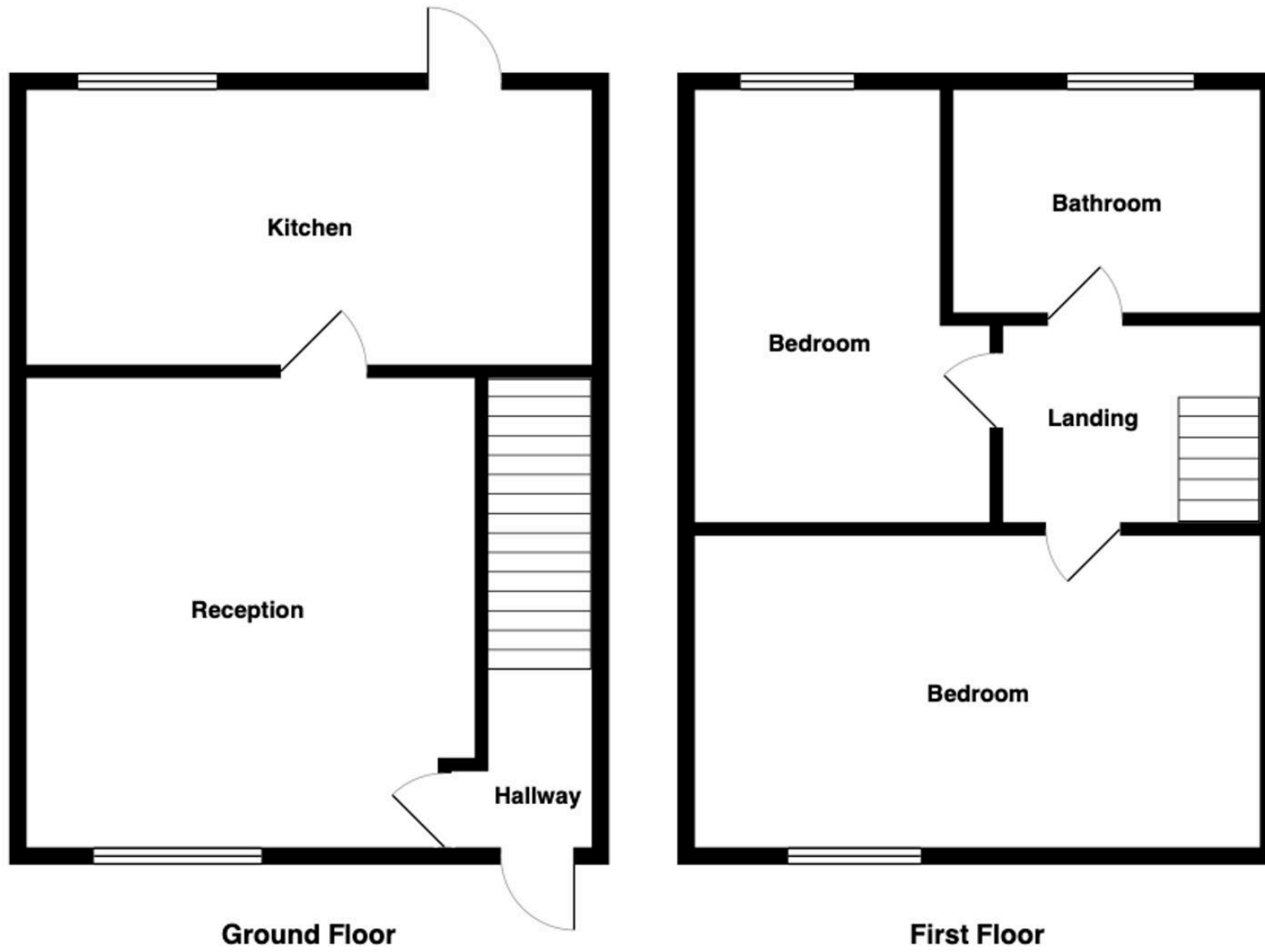
Location & Transport

Bamber Croft is situated within a popular residential area of Westhoughton, offering strong connectivity by rail and road.

- Wingates Park (453 FT)
- The Gates Primary School and Nursery (0.5 MILES)
- Westhoughton Train Station (0.6 MILES)
- Sacred Heart R.C. Primary School (0.8 MILES)
- Westhoughton High School (1.2 MILES)



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All measurements are approximate
and for display purposes only



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