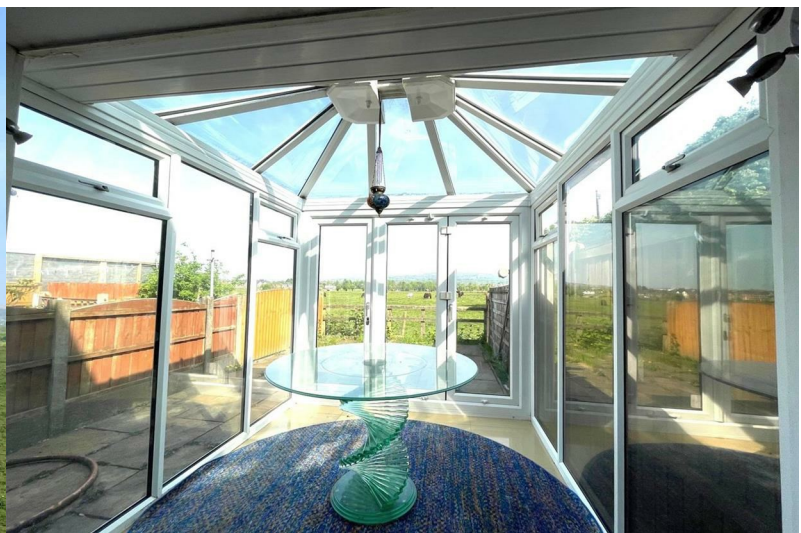
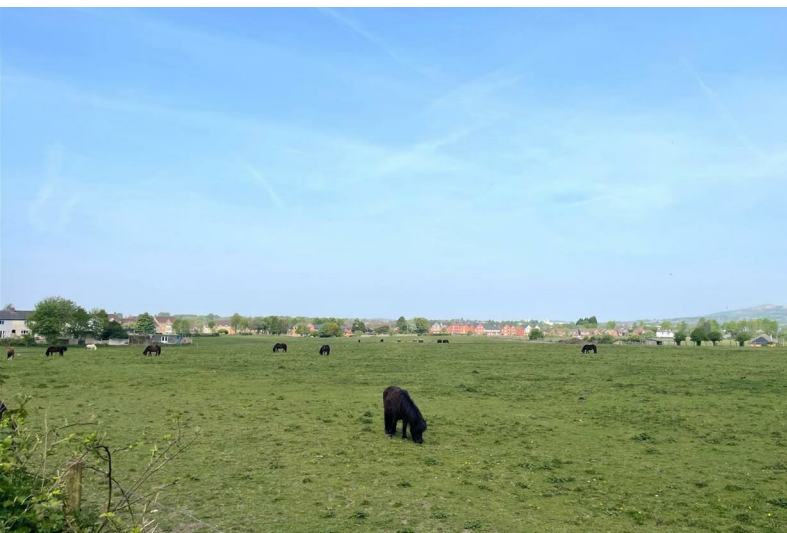




347 Bolton Road

Westhoughton, BL5 3EL

Offers over £160,000



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Accommodation comprises

Entering through the front entrance composite double glazed entrance door with glass patterned inserts into porch.

Porch

5'5" x 3'7" (1.65m x 1.09m)

uPVC double glazed windows to front and side elevations. Carpet to floor, wall light.

Reception Room One

14'1" x 12'7" (4.29m x 3.84m)

uPVC double glazed window to front elevation overlooking the beautiful farmland with open views, centre ceiling light, coving, laminate flooring, double radiator, cupboard housing meters, plug sockets.

Reception Room Two

15'10" x 14'0" (4.83m x 4.27m)

uPVC double glazed window to rear elevation overlooking the beautiful farmland, Rivington Pike and Winter Hill. Centre ceiling light, coving, Adam style fire surround with marble back and hearth, electric fire. Double radiator, laminate flooring, plug sockets. Leading through archway to Kitchen.

Kitchen (open plan) into Conservatory

28'5" x 7'10" (8.66m x 2.39m)

Open plan Kitchen through to Conservatory. Kitchen area with "shaker" style wall and base units with complimentary work surfaces over, partial tiling to walls, plug sockets, two centre ceiling lights, stainless steel one and half bowl sink with mixer tap and drainer, space and plumbed for auto washer and tumble dryer, space for under counter fridge, space for large stand alone fridge freezer. Five ring range cooker, and gas hob, integrated oven and grill,

double radiator, uPVC sheeting flooring, uPVC double glazed window to side elevation. Leading into the Conservatory.

Conservatory with bi-folding doors and separate uPVC double glazed door to rear elevation overlooking the beautiful farmland, Rivington Pike and Winter Hill. Tiled flooring.

Conservatory

First Floor Landing/Stairs

12'9" x 3'5" (3.89m x 1.04m)

Stairs with handrail leading to landing with centre ceiling light, double radiator.

Bedroom One

14'1" x 11'1" (4.29m x 3.38m)

uPVC double glazed window overlooking the beautiful farmland. Radiator, centre ceiling light coving, plug sockets.

Bedroom Two

13'2" x 10'4" (4.01m x 3.15m)

uPVC double glazed window to the rear overlooking the beautiful views of farmland, Rivington Pike and Winter Hill. Double radiator, plug sockets, coving, centre ceiling light. Built in wardrobe.

Family Bathroom

9'10" x 7'11" (3.00m x 2.41m)

Comprising Jacuzzi bath with mixer tap and hand held attachment, vanity sink with mixer taps and storage cupboard below, large glass shower cubicle with combi shower with hand held attachment, low level w.c. flush. Cupboard housing Worcester combi boiler, fully tiled walls, vent, double radiator, laminate

flooring. uPVC double glazed opaque window to side elevation.

External

Front; Paved with flowers and shrubs to border, walled boundary.

Rear: Paved. Beautiful views over Rivington Pike and Winter Hill.

Side: Elevation paved.

Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and

have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



Road Map



Hybrid Map



Terrain Map



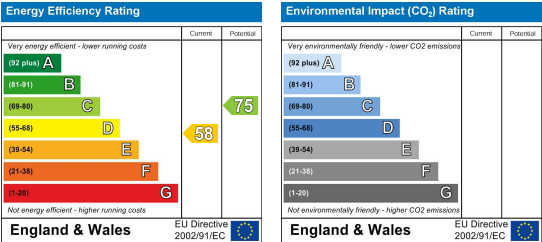
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.