



## 16 Bow Lee Crescent

Westhoughton, BL5 3FW

Offers in excess of £255,000



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## Accommodation Comprises

Entering into this Fabulous and Spacious Family Home with Neutral Decor Throughout via the ROC door with diamond cut patterned obscured glass insert, leading to:-

### Entrance Hallway

Centre ceiling light, double radiator, carpet to floor, alarm panel.

### Downstairs w.c.

5'4" x 3'3" (1.63m x 0.99m)

Wall mounted sink basin with mixer tap and tiled splashback, low-level wc flush. Centre ceiling light, tiling to floor, double radiator, partial tiling to walls.

### Lounge

16'10" x 12'10" (5.13m x 3.91m)

Spacious and light filled room with uPVC double glazed window to front elevation, two centre ceiling lights, plug sockets, carpet to floor, two double radiators, under stairs storage housing meter.

### Modern Kitchen/Diner

15'9" x 11'4" (4.80m x 3.45m)

Kitchen area: Fitted with a range of modern grey wall and base units (soft closing) with grey speckled complimentary work surfaces over, one and half bowl stainless steel sink with mixer tap and drainer, gas hob with stainless steel extractor fan above, integrated dishwasher, integrated auto washer, integrated drawer units, integrated fridge freezer, integrated oven. Plug sockets, tiling to floor, cupboard housing wall mounted IDEAL LOGIC combination boiler.

Dining area: French doors opening onto the lovely

rear garden. Tiling to floor, double radiator, plug sockets, centre ceiling light.

### Stairs leading to First Floor

White balustrade unit with hand rail (part wooden - part white), carpet to stairs and carpet to landing. Loft access, centre ceiling light, plug sockets.

### Master Bedroom

11'0" x 10'10" (3.35m x 3.30m)

uPVC double glazed window to rear elevation, grey carpet to floor, centre ceiling light, double radiator, plug sockets, built-in storage cupboard, tv aerial point, space to site bedroom furniture as desired.

### En-Suite Shower Room

8'0" x 4'7" (2.44m x 1.40m)

Fully tiled double shower cubicle with combi shower, low level w.c. flush, pedestal sink with mixer tap, tiling to floor, partial tiling to walls, halogen ceiling spotlights. uPVC double glazed opaque window to side elevation.

### Bedroom Two

10'10" x 8'3" (3.30m x 2.51m)

uPVC double glazed window to front elevation, double radiator, centre ceiling light fitting, plug sockets, grey carpet to floor.

### Bedroom Three

7'1" x 6'8" (2.16m x 2.03m)

uPVC double glazed window to front elevation, centre ceiling light fitting, double radiator, plug sockets.

## Family Bathroom

8'3 x 6'5" (2.51m x 1.96m)

Three piece suite in white comprising; Bath with combi shower over and fully tiled walls, pedestal sink with mixer tap, low-level w.c. flush. Tiling to floor, halogen ceiling spotlights, double radiator, uPVC double glazed opaque window to side elevation.

## External

Gardens to front with paving to front door. Driveway allowing off road parking to the side of the property.

Large Rear Garden mainly laid to lawn and paving/patio area.

## Tenure FREEHOLD

10 year NHBC Build warranty.

## Council Tax Band

We understand the property is in council tax B band this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

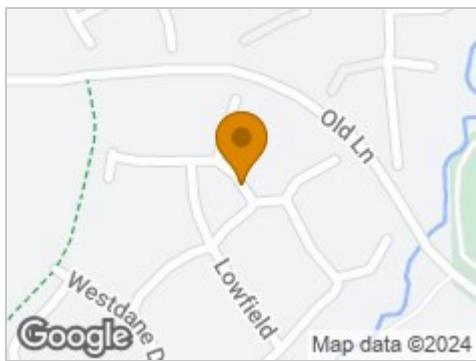
## Disclaimer

All Properties

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## Road Map



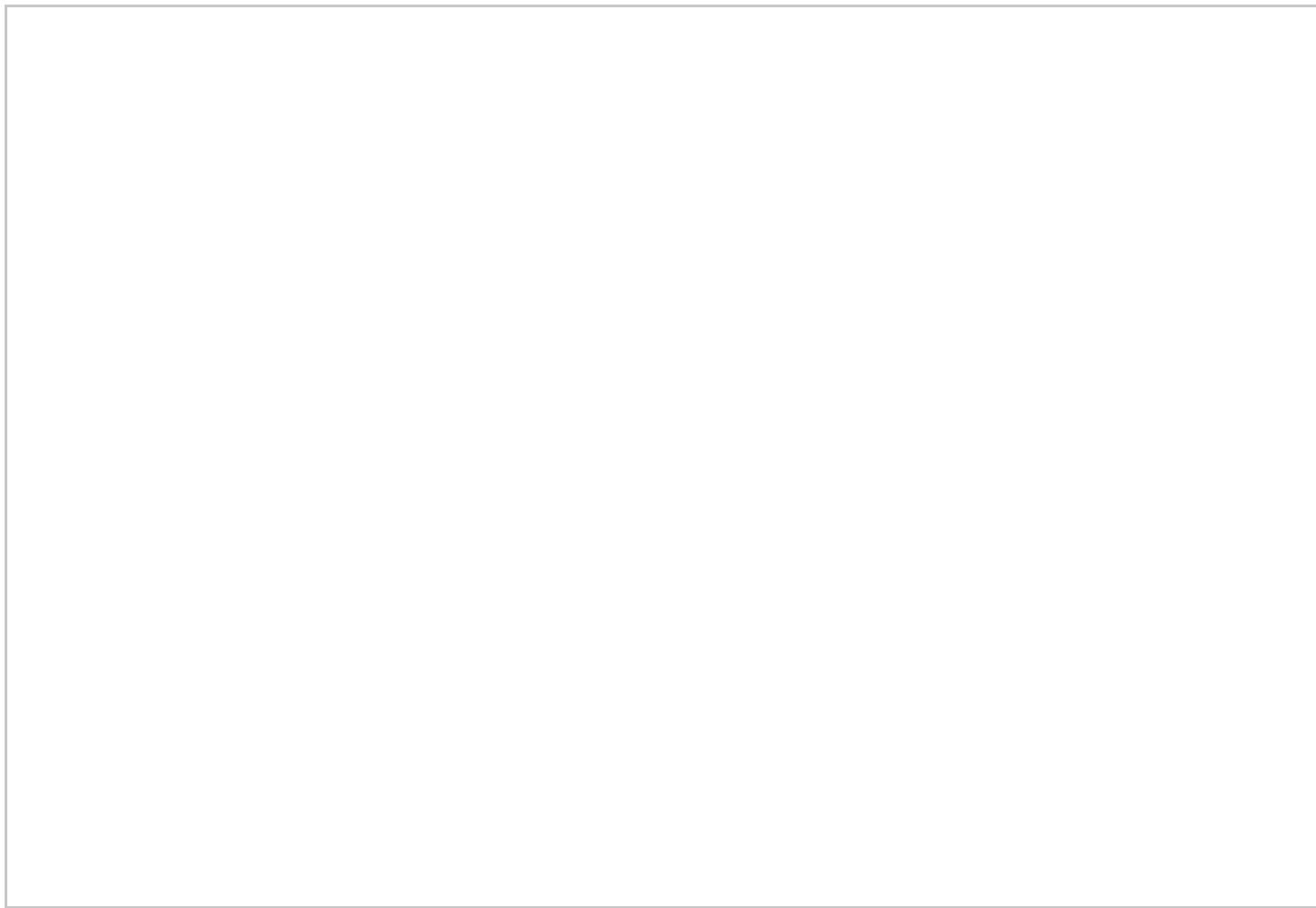
## Hybrid Map



## Terrain Map



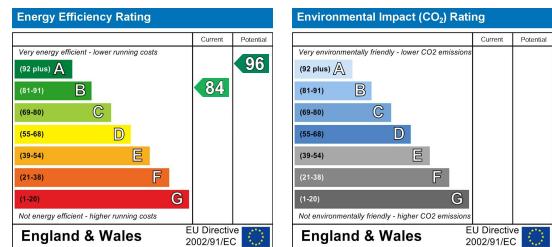
## Floor Plan



## 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



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