



90 Sandalwood

Westhoughton, BL5 2RQ

Offers over £300,000



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Accommodation comprises

Enter via the uPVC double glazed composite door with double glazed obscured glass panelled insert.

Porch area

4'1" x 3'8" (1.24m x 1.12m)

Carpet to floor, radiator, uPVC double glazed window to side elevation.

Lounge

15'11" x 11'3" (4.85m x 3.43m)

uPVC double glazed bay window to front elevation, gas fire set to wall with black marble effect back and hearth, carpet to floor, plug sockets, two centre ceiling lights, double radiator, tv aerial point.

Kitchen / Diner

18'10" x 11'0" (5.74m x 3.35m)

Kitchen area with underfloor heating; Fitted with range of white high gloss wall and base units with complimentary grey work surfaces over, inset sink with stainless steel and mixer tap, five ring gas hob with extractor fan above, built in double oven and grill, integrated auto washer, integrated dishwasher, plug sockets, centre ceiling light, tiling to floor, uPVC double glazed window to rear elevation.

Dining area: Built in black high gloss drawer units, complimentary grey speckled work surfaces over, integrated wine cooler, tiling to floor, coving, centre ceiling light, plug sockets, space to site large fridge freezer. Leading into Orangery.

Orangery

11'4" x 8'1" (3.45m x 2.46m)

Vaulted ceiling with two skylights and spotlights, black slim-line tall modern radiator, Karndean flooring, plug sockets, patio doors to side elevation leading to private rear garden. uPVC double glazed windows to rear elevation.

Ground Floor Cloaks

5'11" x 2'7" (1.80m x 0.79m)

Low level w.c. flush, vanity sink with mixer tap and storage cupboard below. Tiled splash back, radiator, vinyl flooring, medicine cabinet, wall mirror, centre ceiling light.

Inner Hallway

6'1" x 4'10" (1.85m x 1.47m)

Centre ceiling light, carpet to floor, radiator, plug socket, wall mounted thermostat control.

First Floor Stairs/Switch Back Landing

10'7" x 6'2" (3.23m x 1.88m)

Carpet to stairs, white balustrade leading to landing, radiator, carpet to floor, radiator, loft access, centre ceiling light, uPVC double glazed opaque window to side elevation.

Master Bedroom

12'2" x 9'1" (to wardrobes) (3.71m x 2.77m (to wardrobes))

Fitted with a range of built-in wardrobes with over head storage cupboards above. Carpet to floor, centre ceiling light, radiator, plug sockets, uPVC double glazed window to front elevation.

Bedroom Two

11'8" x 11'3" (3.56m x 3.43m)

uPVC double glazed window to rear elevation and additional uPVC double glazed opaque window to rear elevation, carpet to floor, plug sockets, radiator. Built in double wardrobe. Door leading to family bathroom.

Bedroom Three

9'9" x 9'6" (2.97m x 2.90m)

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

Family Bathroom

9'9" x 8'10" (2.97m x 2.69m)

Four piece bathroom suite in white comprising; Corner shower cubicle with combi shower and hand held

attachment (fully tiled shower area), bath with mixer tap, vanity sink with mixer tap and storage cupboard below, low level w.c. flush. grey tiling to floor, partial tiling to walls, grey tiling to floor, grey modern radiator, centre ceiling light, vent, mirror to wall, electric heater above. uPVC double glazed opaque window to rear elevation.

External

Front: Driveway for off road parking for upto two vehicles leading to garage. Garden mainly laid to lawn with mature plants and trees.

Gated side access.

Rear: Beautiful and Private rear garden stocked with a variety of trees, plants and shrubs. Indian stone patio area. Summer House. Gated side access.

Garage

Integral single garage with up and over electric door, power and light. Gas combi boiler.

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.

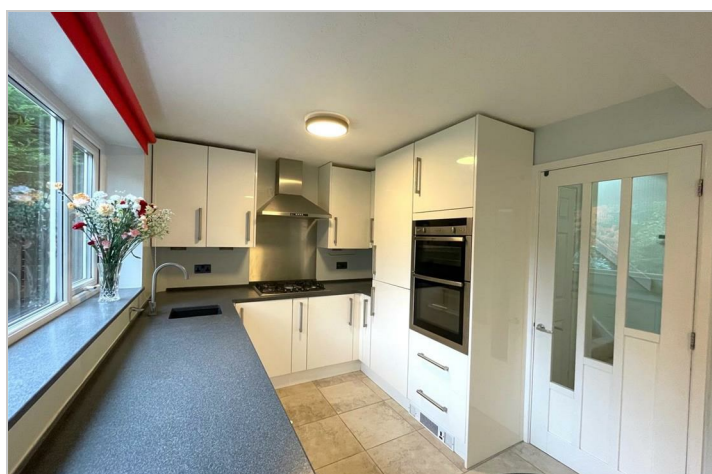
Disclaimer

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.

Council Tax Band

We understand the property is in council tax band D this information has been taken from Valuation Office Agency www.voa.gov.uk website.



Google

Map data ©2025

A satellite map view of a suburban area in Queensland, Australia. The map shows a mix of green spaces, roads, and residential buildings. A yellow location pin is placed in the center of the map. The text 'DOBB BROW' is visible on the left side, and 'DAISY HILL' is visible on the right side. The Google logo is partially visible at the bottom left, and the text 'Google / Copernicus, Maxar Technologies' is at the bottom.

A map showing the location of Daisy Hill in Westhoughton. The map features a yellow pin marking Daisy Hill, which is situated south of Westhoughton. Major roads shown include A58, Leigh Rd, and Nearnish Ln. The Google logo and 'Map data ©2025 Google' are visible at the bottom.

1ST FLOOR

The 1st floor plan shows a layout with three bedrooms, a bathroom, a landing, and a garage. The rooms are labeled with their dimensions in feet and inches, and meters and centimeters.

- BEDROOM:** 11'8" x 11'3" (3.57m x 3.43m)
- BEDROOM:** 12'2" x 9'1" (3.71m x 2.77m)
- BEDROOM:** 9'9" x 8'10" (2.97m x 2.70m)
- BATHROOM:** (Location shown, dimensions not explicitly labeled)
- LANDING:** (Location shown, dimensions not explicitly labeled)
- GARAGE:** 16'0" x 7'7" (4.88m x 2.32m)

Other features include a staircase labeled 'DOWN' and 'UP', and a small 'wc' (water closet) area.

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 for 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.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 77, Potential: 87

Environmental Impact (CO₂e) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 77, Potential: 87

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