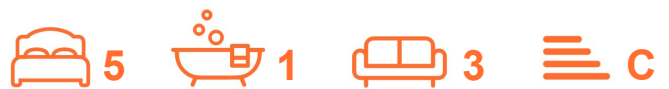




## 20 Fellbridge Close

Westhoughton, BL5 3UD

**Offers in the region of £345,000**





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## Accommodation comprises

Enter via the uPVC double glazed door with obscured glass patterned insert into the welcoming entrance hallway.

### Entrance Hallway

6'10" x 3'7" (2.08m x 1.09m )

Centre ceiling light, laminate flooring, alarm panel, double doors leading to reception room one.

### Reception Room One

15'10!" x 10'10" (4.83m!" x 3.30m)

uPVC double glazed bay window to front elevation overlooking the front garden. Laminate flooring, centre ceiling fan light, limestone fire surround with back and hearth, gas fire, double radiator, coving, tv aerial point, four wall lights, plug sockets.

### Reception Room Two

15'10" x 11'8" (4.83m x 3.56m)

uPVC double glazed bay window to front elevation overlooking front garden, carpet to floor, centre ceiling light, coving, double radiator, marble effect fire surround with marble back and base and gas fire (capped), plug sockets, two beautiful ornate cornice's. Double doors leading to dining room.

### Dining Room

11'8" x 8'0" (3.56m x 2.44m)

Centre ceiling fan light, coving, double radiator, laminate flooring, plug sockets, french doors leading to the beautiful private rear garden.

### Stylish Fitted Kitchen

14'5" x 8'0" (4.39m x 2.44m)

Fitted with a range of cream high gloss wall and base units with complimentary work surfaces over, one and half bowl stainless steel sink with mixer tap and drainer, Stoves 7 ring range cooker, double oven, stainless steel extractor canopy above (range master), partial tiling to

walls, plug sockets, space to site American style fridge freezer, space and plumbed for auto washer, integrated dishwasher, centre ceiling light, ceiling spotlight, additional built in storage cupboards, uPVC double glazed window to rear elevation with most pleasant outlook.

### Stairs leading to U-Shape Landing

Carpet to stairs, white handrail and white balustrade unit. Spacious U-shaped landing with loft access, electric radiator, cupboard housing the combi boiler (advised by vendor 3 years old and serviced annually), carpet to floor/part laminate. Access to loft via retractable ladder (advised by vendor loft is partially boarded).

### Master Bedroom

12'7" x 11'8" (3.84m x 3.56m)

uPVC double glazed window to front elevation, radiator, laminate flooring, centre ceiling fan light, plug sockets, tv aerial point. Fitted wardrobes.

### Bedroom Two

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

uPVC double glazed window to rear elevation overlooking the rear garden. Radiator, fitted wardrobes with overhead storage cupboards and matching drawer units. Laminate flooring, centre ceiling light fitting, plug sockets.

### Bedroom Three

12'7" x 8'0" (3.84m x 2.44m)

uPVC double glazed window to front elevation, radiator, fitted wardrobes with overhead storage cupboards and matching drawer units. Centre ceiling light fitting, plug sockets, tv aerial point.

### Bedroom Four

11'3" x 8'0" (3.43m x 2.44m)

uPVC double glazed window to rear elevation, carpet to floor, radiator, centre ceiling light, built in wardrobes and matching overhead storage cupboards, plug sockets.

### Bedroom Five

9'3" x 6'0" (2.82m x 1.83m )

uPVC double glazed window to front elevation, loft access partially boarded with loft ladder, fitted wardrobes and matching overhead storage cupboards and drawer unit, carpet to floor, coving, plug sockets.

### Family Bathroom

6'3" x 5'10" (1.91m x 1.78m)

Three piece suite comprising low level w.c. flush, vanity sink with mixer tap and storage cupboard below, Jacuzzi bath with combi shower over and glass shower screen. Tiled walls and tiling to floor, ceiling spotlights, chrome towel rail/radiator, medicine cabinet, uPVC double glazed opaque window to rear elevation.

### External

Front: Double fronted laid mainly to lawn with trees and shrubs boundaries. Pathway leading to entrance door. Driveway allowing off road parking.

Rear: Beautiful private rear garden with Indian stone paving and patio areas with astro turf and further seating area. Part pebbled area stocked with flowers and shrubs and trees to borders. Fenced panelled boundaries, pond.

### Integral Garage

Up and over door power and light. Additional uPVC double glazed door rear.

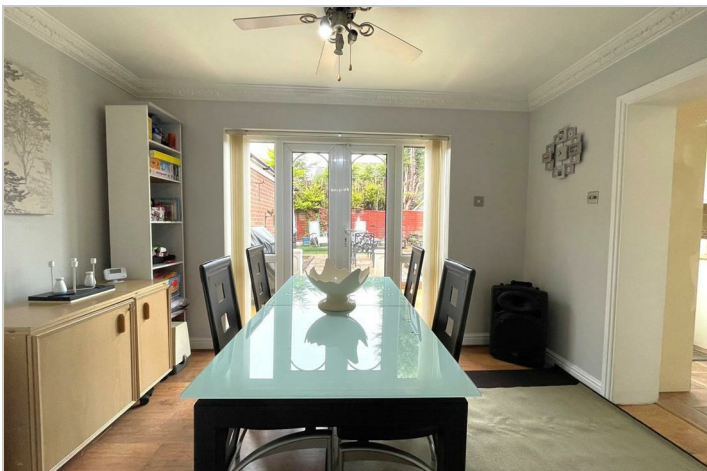
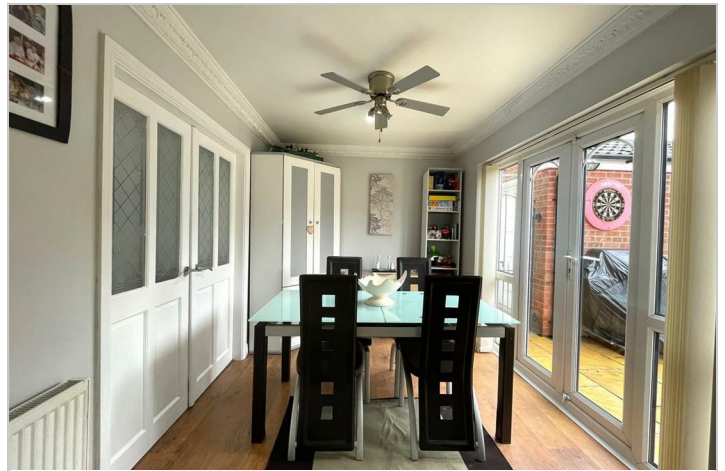
### Detached Garage

Up and over door power and light. Additional uPVC double glazed door to side.

### 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



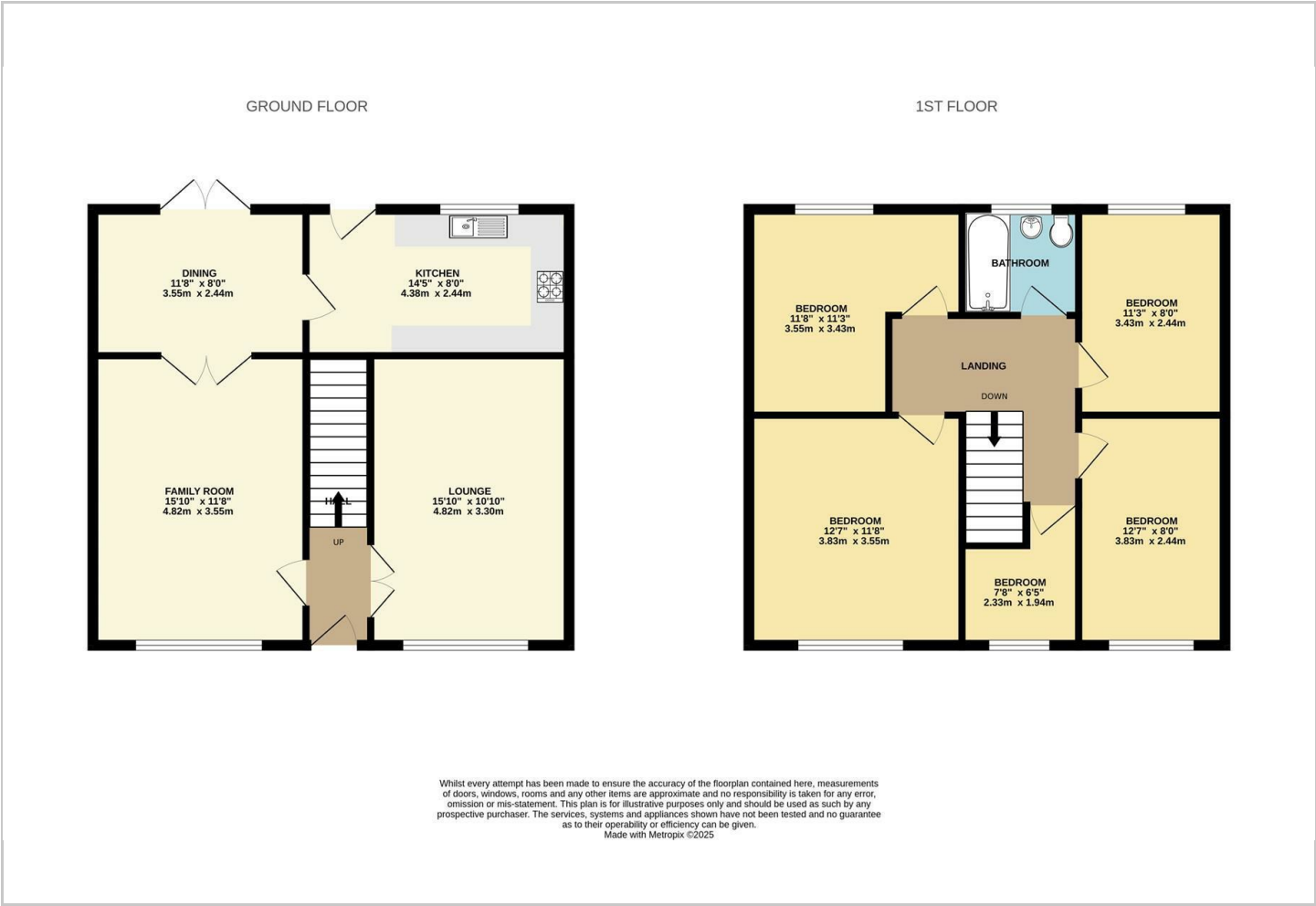
Hybrid Map



Terrain Map



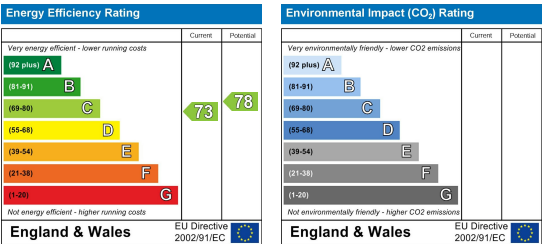
Floor Plan



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



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