



345 Bolton Road

Westhoughton, BL5 3EL

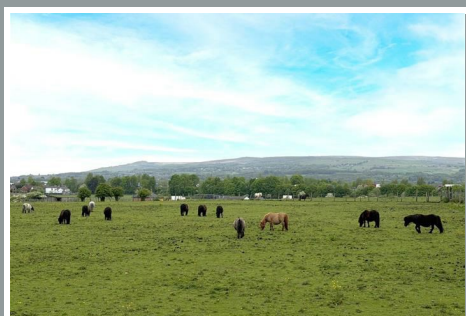
Offers in the region of £215,000



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## Accommodation comprises

Entering the property via the uPVC double glazed composite front entrance door into the spacious lounge.

### Lounge

14'8" x 14'4" (4.47m x 4.37m)

uPVC double glazed window to front elevation (with lovely open views), double radiator, chimney breast with modern frontage design, cupboard housing utility meters, centre ceiling light, carpet to floor, coving, plug sockets, vent to wall.

### Reception Room Two

14'3" x 11'3" (4.34m x 3.43m)

uPVC double glazed window to rear elevation (with beautiful views over rolling farmland fields and distant views to Rivington Pike and Winter Hill), uPVC double glazed window to side elevation, brick chimney breast set to recess, carpet to floor, wall lights, centre ceiling light, coving, double radiator, plug sockets, under stairs storage.

### Kitchen

11'9" x 9'1" (3.58m x 2.77m)

Fitted with a range of Oak effect wall and base units with complimentary work surfaces over, stainless steel sink with mixer tap and drainer, electric hob with extractor fan above, integrated oven and grill, space to site tall fridge freezer, space and plumbed for auto washer, space for tumble dryer and space for dishwasher. Ceiling spotlights, fully tiled walls, tiled flooring, plinth heating, plug sockets, cupboard housing wall mounted combi boiler, uPVC double glazed window to side elevation and uPVC double glazed french doors leading to rear elevation and opening onto the beautiful rear garden with outstanding views.

## First Floor Landing

11'9" x 3'10" (3.58m x 1.17m)

Carpet to floor, two ceiling spotlights, plug sockets.

## Master Bedroom

14'0" x 13'1" (4.27m x 3.99m)

uPVC double glazed window to front elevation (overlooking fields), uPVC double glazed window to side elevation, ceiling spotlights, coving, two double radiators, plug sockets. Fitted wardrobes with matching bedside drawer units and dressing table.

## Bedroom Two

12'5" x 10'4" (3.78m x 3.15m)

uPVC double glazed window to side elevation, fitted shelves with matching drawer units and overhead cupboards. Plug sockets, ceiling spotlights, loft access. (advised by vendor loft boarded and accessed by retractable loft ladder).

## Family Bathroom

7'10" x 6'9" (2.39m x 2.06m)

Bath with combi shower and hand held attachment, shower screen, low level w.c. flush, vanity sink with mixer tap and storage cupboard below. Wall mounted mirror, wall mounted cabinet, towel rail/radiator, fully tiled walls, tiled floor, ceiling spotlights, uPVC double glazed opaque window to rear elevation (with beautiful views over rolling fields, farmland, Rivington Pike and Winter Hill).

## External

Front: Paved front garden, borders stocked with mature trees, plants and shrubs. Fenced panelled boundary. Pathway to front door and gated access.

Rear: Large rear garden which is paved with Indian

stone, borders stocked with flowers, shrubs and trees. Water tap, security light, external plug socket, wall light to rear.

### 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



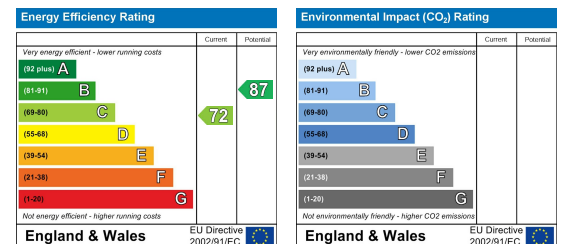
## Floor Plan



## 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



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