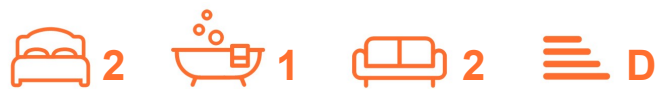




455 Bolton Road

Westhoughton, BL5 3BJ

Offers over £400,000



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## Accommodation Comprises

Enter via the uPVC double glazed entrance door with glass patterned obscured inserts and window to side.

### Porch area

5'11" x 3'11" (1.80m x 1.19m)

Tiling to floor, centre ceiling light. Inner door with glass insert to side into the welcoming entrance hallway

### Entrance Hallway

24'7" x 3'3" to widest point 6'11" (7.49m x 0.99m to widest point 2.11m)

L Shape Hallway with doors leading off to all rooms, three centre ceiling lights, carpet to floor, plug socket.

### Through Lounge

26'7" x 12'6" (8.10m x 3.81m)

Large uPVC double glazed window to front elevation overlooking the beautiful front garden. Large bay double glazed window with window seating to the rear elevation with fabulous views over Rivington Pike, Winter Hill and open Countrywide. Carpet to floor, two centre ceiling lights, two archway alcoves with wall lights and further three wall lights, TV aerial point, gas fire with tiled back and hearth, cornice ceiling, two double radiators, plug sockets, tv aerial point.

### Kitchen / Diner

23'3" x 9'10" (7.09m x 3.00m )

Fitted with a range of white high gloss "shaker style" wall and base units, one and half bowl stainless steel sink, Franke mixer tap, integrated fridge freezer, integrated dishwasher, Hotpoint oven and

grill, electric hob with extractor canopy fan above, double radiator, breakfast bar, tiling to floor, fully tiled walls, plug sockets, ceiling spotlights, uPVC double glazed window to rear elevation with fantastic views overlooking Rivington Pike, Winter Hill and open countryside.

Dining area; Original parquet flooring, double radiator, centre ceiling light, two wall lights, plug socket, uPVC large double glazed window overlooking the beautiful views of Rivington Pike, Winter Hill and countryside.

### Utility Room

5'10" x 5'10" (1.78m x 1.78m)

Space to site washing machine and tumble dryer, tiling to floor, ceiling striplight, Viessmann boiler (advised by vendor installed 2019), uPVC double glazed door to rear elevation, uPVC double glazed window to rear elevation, plug sockets.

### Master Bedroom

14'0" x 13'3" (4.27m x 4.04m)

uPVC double glazed bay window to front elevation with private aspect overlooking the lovely front garden. Built in wardrobes with overhead storage and matching bedside cabinets, built-in dressing table with drawer units and mirror above. Carpet to floor, double radiator, centre ceiling light, plug sockets.

### Bedroom Two

11'6" x 8'2" (3.51m x 2.49m)

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

### Family Bathroom

7'10" x 6'8" (2.39m x 2.03m )

Three piece suite comprising bath with shower over, low level w.c. flush, vanity sink unit with storage below. Fully tiled walls, tiling to floor, chrome radiator/towel rail, spotlight to ceiling, uPVC double glazed opaque window to side elevation.

### External

Private Rear Garden laid mainly to lawn, steps leading down from patio area to the garden. Borders stocked with mature shrubs and flowers. Fenced panelled boundaries and walled boundaries. Footpath leading to front entrance door.

Front: Large front garden laid mainly to lawn, borders stocked with plants, flowers and shrubs. Gated access with pathway leading to front door. Large block paved driveway with double gates allowing off road parking for upto three vehicles.

### Integral Garage

uPVC double glazed door and window. Up and over door, power and light. Loft access with loft ladder (loft is partially boarded).

### Disclaimer



## Road Map



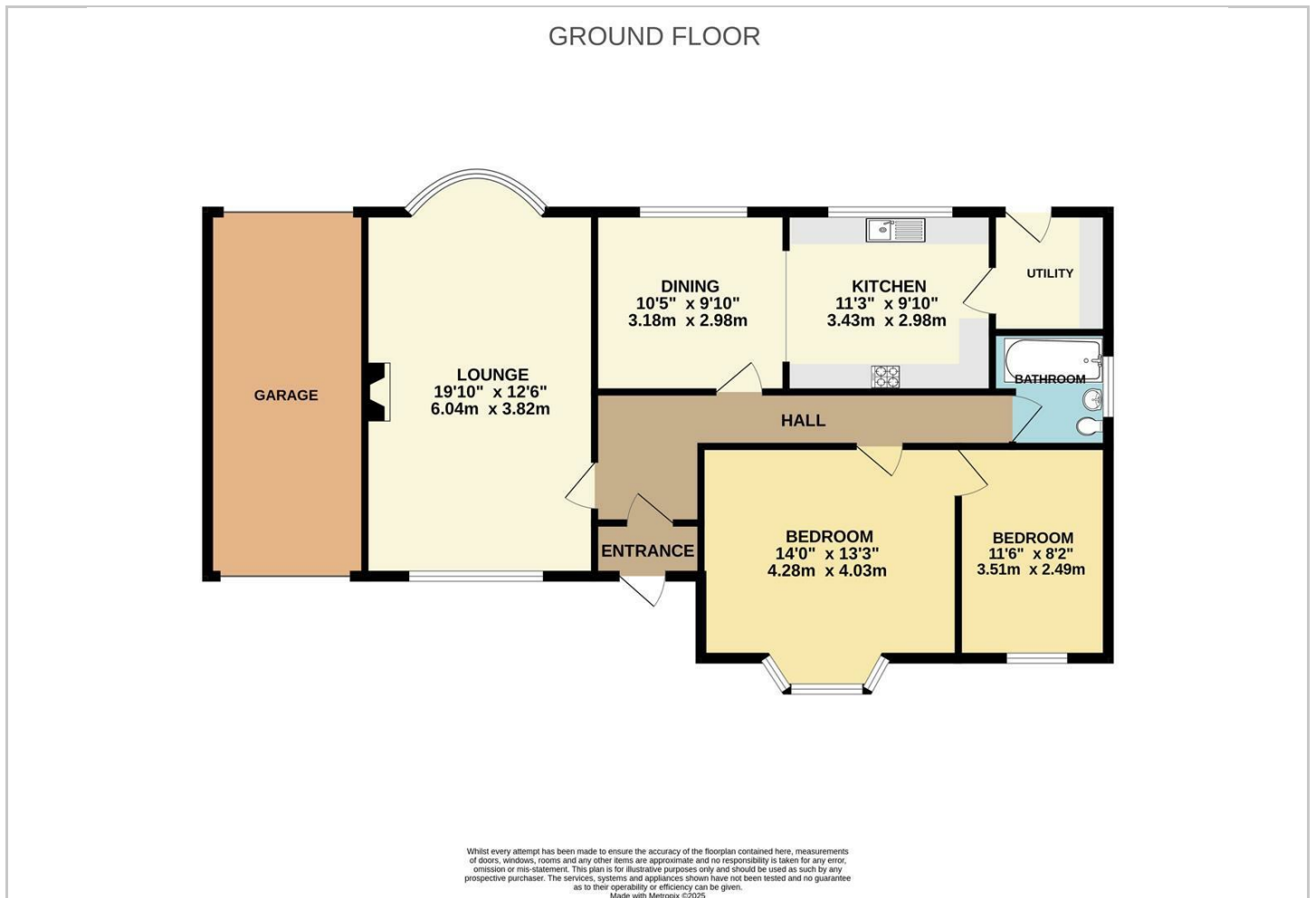
## Hybrid Map



## Terrain Map



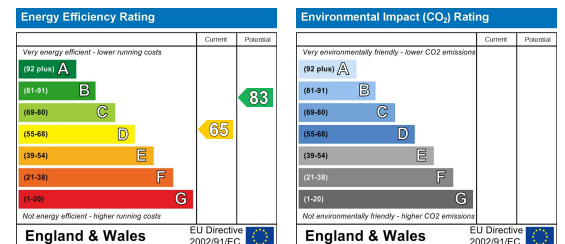
## Floor Plan



## 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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