

456 Bolton Road, Westhoughton, Bolton, Greater Manchester, BL5 3BQ



Offers In The Region Of £380,000

- 3 Double Bedrooms
- Integral Garage
- No Chain
- Stunning Kitchen & Bathroom
- Open Views To The Front
- Open Plan Lounge Diner



Porch

Entrance door upvc & glass panelled leading to lobby

Lobby

inviting lobby accessed from the porch with sliding doors to storage, doors lead to further accommodation.

Bedroom 2 12'2" x 9'7" (3.71 x 2.92)

Situated towards the front aspect off the hall with double glazed window, wall mounted radiator, power points, fitted units providing storage and hanging space.

Bedroom 1 13'0" x 10'9" (3.96 x 3.28)

Good sized double bedroom with a range of fitted units providing storage and hanging space, power points, wall mounted radiator, double glazed to rear overlooking gardens.

Bathroom

A chic modern contemporary suite with walk in shower, tiled panelled bath, double his & hers vanity wash basins, tiled flooring, wall mounted heated towel rail, low level W.C. double glazed frosted windows, luxury vinyl laminate flooring.

Lounge/Diner 15'8" x 25'1" (4.78 x 7.65)

Magnificent open plan lounge diner with large panoramic windows to front and rear aspects providing open views towards Rivington Pike to the front and the quaint gardens to the rear, feature fireplace with living flame gas fire with ornate surround, power points, wall mounted radiator, door to kitchen, door to bedroom three, ample space for dining

Bedroom 3 9'2" x 10'9" (2.79 x 3.28)

Accessed from the lounge diner to bedroom three with double glazed panoramic window, power points, space for robes.

Kitchen 11'5" x 12'0" (3.48 x 3.66)

Accessed from the lounge diner a bespoke professionally fitted kitchen with an extensive range of high gloss finish wall and base units with contrasting work surfaces with high gloss glass finish, a range of integrated appliances including oven, gas hob with extractor over, microwave, inset sink, laminate flooring, power points, double glazed window to front aspect, luxury vinyl laminate flooring, space for fridge or freezer, door to utility.

Utility 11'5" x 6'8" (3.48 x 2.03)

Accessed from the kitchen to utility with a range of units, single drainer sink, wall mounted gas fired central heating boiler, door to garage, door to rear, double glazed window to rear.



Garage


Integral garage accessed from the utility room with ample space for storage and parking, double glazed window to side and rear, power points, wc with toilet and vanity wash basin. electric sectional door to front, also fitted cupboard units.

Outside

To the front lawns with soil bedded areas with seasonal shrubs, plants and foliage with adjacent block paved resin bonded driveway.

To the rear a stone flagged patio steps down to laid lawn with soil bedded area surrounded by lush borders of trees traditional timber constructed shed, shrubs and fencing.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	