

46 Captain Lees Gardens, Westhoughton, Bolton, BL5 3YF



£430,000

Deceptively spacious 4 bedroom detached property located at the head of a quiet cul de sac and set on a very generous plot. The property has been updated and improved by the current owners to provide an excellent family home that offers fantastic accommodation along with space to expand / extend should the need arise and subject to relevant consent. Spacious lounge leads to a sun room, open plan living kitchen diner and downstairs wc. The first floor offers 4 generous bedrooms the master with en suite and fitted wardrobes to master and bedrooms 2 & 4, family bathroom with three piece suite. Outside there is extensive driveway parking for at least 4 cars leading to a integral double garage, to the rear there is a large garden with spacious paved patio and large lawned area. Viewing is essential to appreciate all that is on offer.

- 4 Bedroom Detached
- Lounge and Sun Lounge
- En Suite to Master
- Viewing essential
- Council Tax Band E
- Large Plot with Potential
- Open Plan Living Kitchen Diner
- Integral Double Garage and Extensive Parking
- EPC Rating C



Situated at the head of a quiet cul de sac and set on a very generous plot this 4 bedroom detached property offers scope and potential should the need arise to increase the original overall dimensions without losing precious garden space with a garage conversion and extension over the garage an easy option (subject to planning) Internally the property comprises : Entrance hall, cloakroom wc, lounge, sun lounge, open plan living kitchen diner. To the first floor there are 4 bedrooms, the is a master bedroom with built in wardrobes with part mirrored sliding doors and three piece en suite shower room. bedrooms 2 & 4 also have built in wardrobes and a family bathroom with three piece modern white suite. Outside to the front is a extensive concrete imprinted driveway offering off road parking for at least 4 cars which leads to a integral double garage with power and light and remote up and over door. The property is ideally located for access to many local amenities, Westhoughton town centre, shops and local schools all on the doorstep along with M61 motorway within 1 mile for access to Manchester, Preston and beyond. Viewing is essential to appreciate all that is on offer with this fantastic property.



Entrance Hall

Built-in under-stairs storage cupboard, radiator, laminate flooring, coving to ceiling, carpeted stairs to first floor landing, Composite double glazed entrance door with matching side panel, door to:

WC

UPVC frosted double glazed window to side, fitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, ceramic tiled flooring, ceiling with recessed spotlights.



Lounge 14'6" x 10'5" (4.43m x 3.18m)

UPVC double glazed window to side, coal effect gas fire set in marble surround and marble hearth, Feature vertical radiator, laminate flooring, coving to textured ceiling, double door to:

Sun Room 13'0" x 10'1" (3.96m x 3.08m)

Half brick construction with uPVC double glazed windows, window to rear, five windows to side, double glazed velux skylight, double radiator, laminate flooring, vaulted ceiling with recessed spotlights, uPVC double glazed french doors to garden, door to:



Kitchen/Diner 27'3" x 11'6" (8.31m x 3.51m)

Fitted with a matching range of modern white base and eye level units with underlighting, drawers and contrasting worktops, 1+1/2 bowl composite sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge and dishwasher, built-in eye level electric fan assisted double oven, four ring gas hob with extractor hood over, built-in microwave, uPVC double glazed bow window to front, twoFeature vertical radiator, Luxury vinyl tiled flooring, ceiling with recessed spotlights, uPVC double glazed door to garden, door to:



Landing

UPVC double glazed window to side, built-in airing cupboard housing, factory lagged hot water cylinder with slatted shelving, access to loft space, door to:



Bedroom 1 11'6" x 10'0" (3.50m x 3.05m)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with part mirrored sliding doors, hanging rails and shelving, radiator, laminate flooring, door to:

En-suite

Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side, ceramic tiled flooring.

Bedroom 2 11'3" x 10'0" (3.43m x 3.05m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, radiator, laminate flooring.

Bedroom 3 7'10" x 10'3" (2.39m x 3.12m)

UPVC double glazed window to rear, fitted dressing table and drawers, laminate flooring.

Bedroom 4 7'11" x 10'0" (2.42m x 3.05m)

UPVC double glazed window to front, radiator, laminate flooring, built in double wardrobe and drawers.

Bathroom

Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, ceramic tiled flooring, ceiling with recessed spotlights.

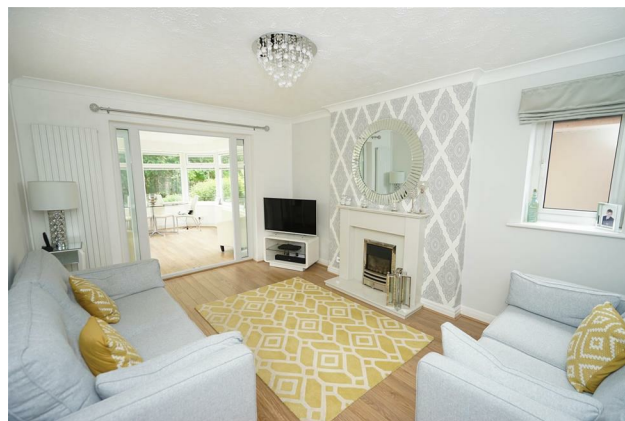
Outside

Open plan front garden with lawned area and shrub borders, extensive concrete pattern driveway to the front leading to garage with parking for at least four cars.

Private garden backing onto mature woodland, enclosed by timber fencing rear and sides, large paved sun patio with extensive lawned area, mature flower and shrub borders, side gated access, security and courtesy lighting, potential for extension to the side and over the garage subject to planning.

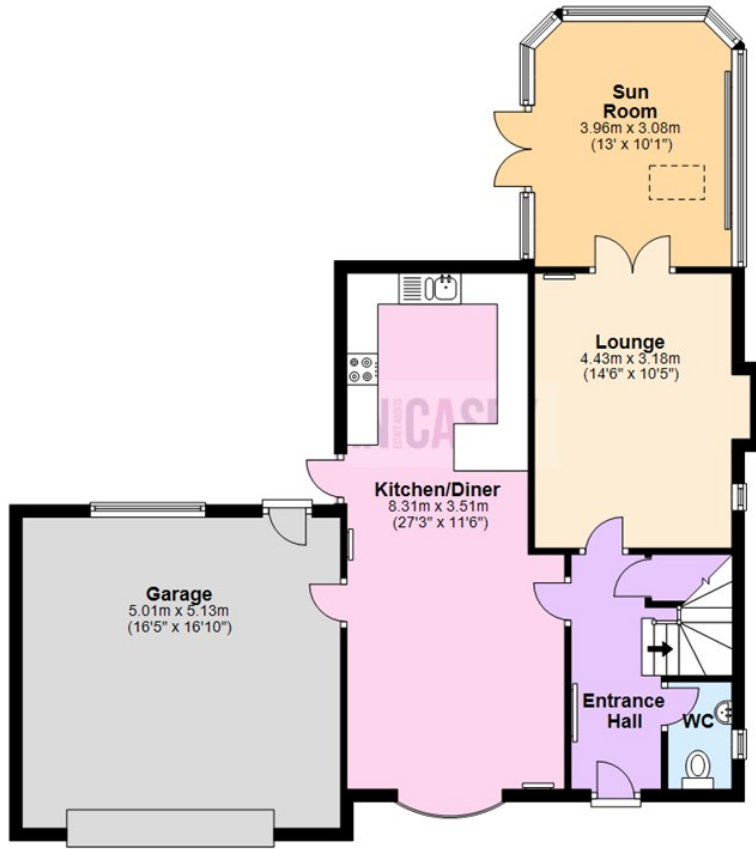
Garage

Double garage with power and light connected, wall mounted gas boiler serving heating system and domestic hot water plumbing for washing machine, space for freezer and tumble dryer, uPVC double glazed window to rear, remote-controlled electric up and over door, quarry tiled flooring, uPVC double glazed door to garden.



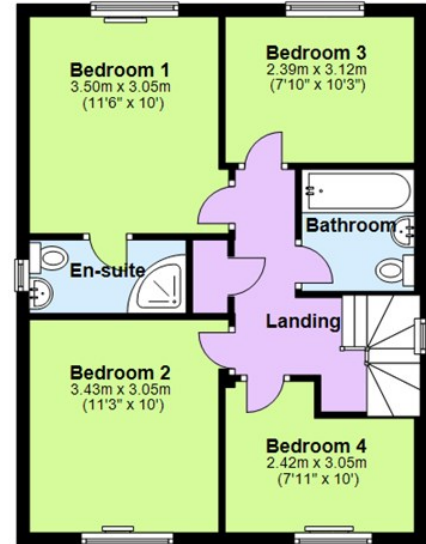
Ground Floor

Approx. 64.5 sq. metres (694.0 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.9 sq. feet)



Total area: approx. 116.5 sq. metres (1253.9 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned. Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
England & Wales	EU Directive 2002/91/EC	

