

367/369 Chorley Road, Westhoughton, Bolton, Lancashire, BL5 3NA



## Offers Over £475,000

Deceptively spacious detached property located within easy access of local amenities, Middlebrook Retail park along with M61 and Lostock Parkway Railway station. The property which has consent for car dealing offers extensive accommodation of over 2400sqft along with workshop / office and parking for 8-10 cars. Internally the property offers flexible accommodation with large family kitchen diner two reception rooms utility room and cloakroom, extension to the side with beauty room. To the first floor there are three double bedrooms dressing room ( was bed 4 ) and walk in wardrobe plus 4 piece en suite to master and family bathroom fitted with a 4 piece suite. Viewing is essential to appreciate all that is on offer. will make an ideal purchase for someone working from home, car dealer, builder etc.

- Unique Detached
- 3/5 Bedrooms
- Parking for 8-10 Cars
- Master with En Suite and Dressing Room
- Council Tax Band C
- Business Opportunity
- 3 Reception Rooms
- Large Family Kitchen
- EPC Rating TBC



Located within easy access of local amenities, motorway network Railway station and Middlebrook Retail park this deceptively spacious detached property offers flexible accommodation along with potential for running a business from home. The accommodation comprises :- Hall, utility room, cloakroom w.c. Large family kitchen diner fitted with a range of base and wall units with built in appliances, Inner hallway, lounge with feature fire and media wall, dining room and side porch, self contained beauty room to the side, To the first floor there are two double bedrooms one with fitted wardrobes and the ability to split to make into two bedrooms, family bathroom with four piece suite including a roll top bath. Master suite with dressing room was bedroom 4, master bedroom with walk in wardrobe and four piece en-suite. With a slight reorganisation this could be a 4/5 bedroom two bathroom, three reception room property. Outside there is gated access to the side leading to the rear with extensive concrete imprinted driveway offering parking for 8-10 cars. Large patio are with pergola over, detached block and render workshop / office with roller door. .The property benefits from a licence to trade cars from the premises and could be used for a variety of uses subject to consent. Viewing is essential to appreciate all that is on offer.

### **Hallway**

UPVC double glazed leaded window to side, radiator, quarry tiled flooring, dado rail, panelling on walls half height timber, door to:

### **Utility 6'4" x 6'7" (1.94m x 2.01m)**

Fitted with a matching range of base units with worktop space round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for tumble dryer, uPVC double glazed leaded window to rear, flagged flooring.

### **Cloakroom**

Fitted with two piece suite comprising, wall mounted wash hand basin and low-level WC.

### **Kitchen/Diner 20'9" x 18'10" (6.33m x 5.74m)**

Fitted matching range of modern grey base and eye level units with contrasting round edged worktops, matching island unit with storage under, 1+1/2 bowl china sink unit with swan neck mixer tap and tiled splashbacks, integrated dishwasher, space for fridge/freezer and range, two uPVC double glazed leaded windows to rear, Feature double radiator, flagged flooring, ceiling with exposed beams and recessed ceiling spotlights, door to:

### **Hallway**

Built-in under-stairs storage cupboard, Feature vertical single radiator, feature tiled wall. Porcelain tiled flooring with under floor heating, stairs to first floor landing, door to:

### **Lounge 17'0" x 16'7" (5.17m x 5.05m)**

Log effect gas fire set in media wall. two double radiators, two wall lights, ceiling with recessed spotlights, uPVC double glazed 'French' doors to garden.

### **Dining Room 14'11" x 13'9" (4.55m x 4.20m)**

UPVC double glazed leaded window to front, radiator, coving to ceiling, door to:

### **Porch**

Glazed entrance door with double glazed units to side, front and rear, ceramic tiled flooring.

### **Beauty Room 21'3" x 7'8" (6.48m x 2.33m)**

Attached to the side of the property but with its own access UPVC double glazed window to rear, double radiator, uPVC double glazed door. Roller shutter security door.

### **Landing**

UPVC double glazed leaded window to front, double radiator, door to:



**Bedroom 2 19'4" x 14'9" (5.90m x 4.49m)**

Double glazed leaded window plus secondary glazing to side, uPVC double glazed leaded window plus secondary glazed to front, fitted bedroom suite with a range of wardrobes comprising three built-in double with hanging rails, shelving, overhead storage and cupboards, dressing table, vanity mirror and bedside cabinets, radiator, coving to ceiling, door to bathroom. Please note this room has the potential to split into two bedrooms

**Bathroom**

Fitted with four modern white suite comprising roll top bath with hand shower attachment over and matching telephone style mixer tap, pedestal wash hand basin, tiled shower enclosure with power shower over and low-level WC, full height ceramic tiling to all walls, heated towel rail, ceiling with recessed spotlights.

**Bedroom 3 10'1" x 11'6" (3.08m x 3.51m)**

UPVC double glazed leaded window with secondary glazing to front, double radiator.

**Dressing Room Potential Bedroom 4 10'5" x 15'1" (3.18m x 4.61m)**

UPVC double glazed leaded window with secondary glazing to side, three built-in double wardrobes with hanging rails, shelving and drawers, radiator, open plan to:

**Inner Hall**

Door to:

**Bedroom 1 15'7" x 12'0" (4.75m x 3.66m)**

UPVC double glazed leaded window with secondary glazing to rear, Feature double radiator, two wall lights, half height timber panelling, coving to ceiling, open plan to:

**Walk-in Wardrobe**

Fitted with a range of hanging rails and shelving.

**En-suite**

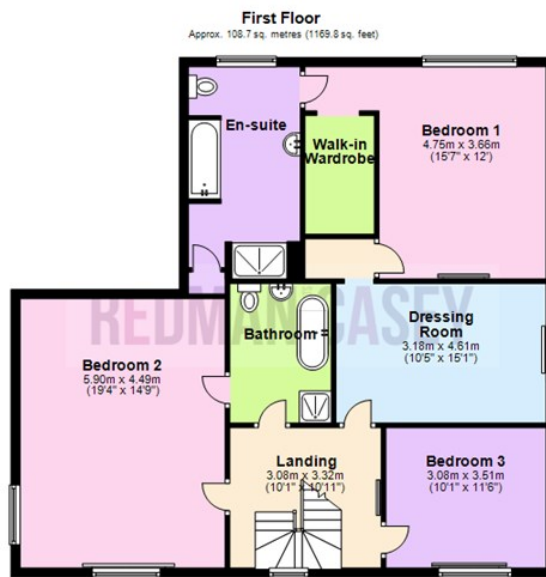
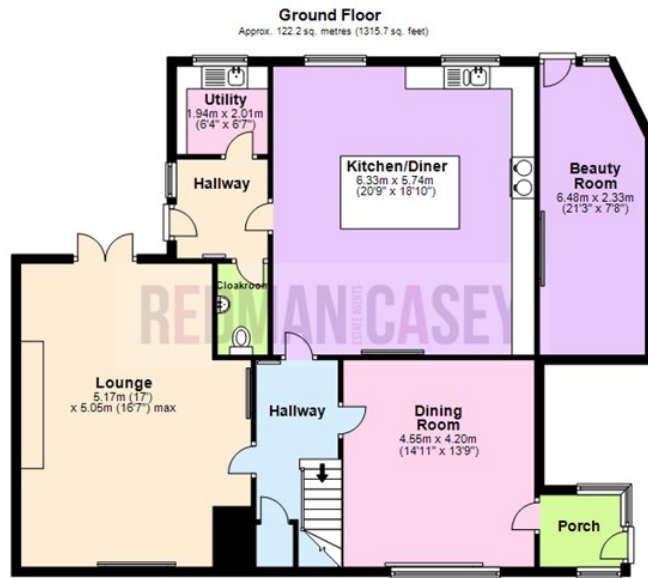
Four piece white suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC double glazed leaded window to rear, built in storage cupboard.

**Outside**

Enclosed rear garden, large paved sun patio, gated side access, enclosed by timber fencing to rear and sides, courtesy lighting, timber pergola, brick-built rendered workshop with office area roller shutter door, extensive concrete imprinted driveway with parking for 8-10 cars.







Total area: approx. 230.9 sq. metres (2485.5 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. Plans produced using Planup.

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

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

