



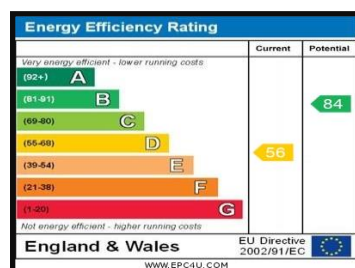
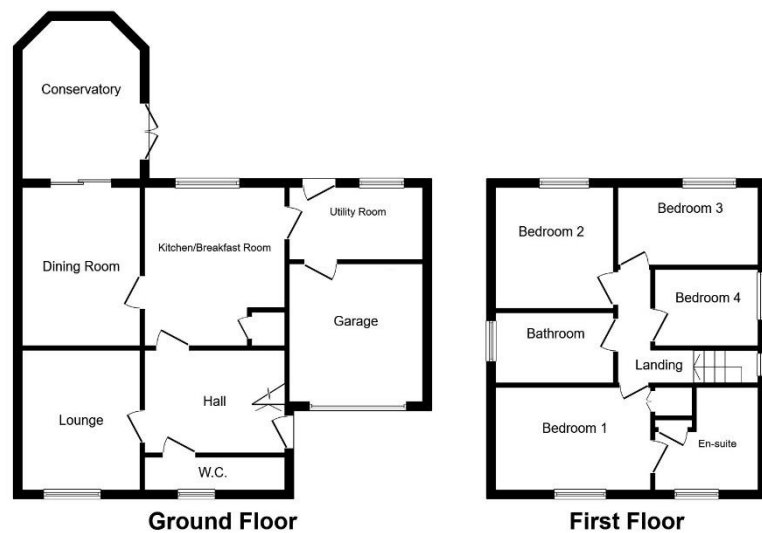
Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**WAYFARING, WESTHOUGHTON, BL5 3UT**



- 4 bed detached house
- Lovely family home
- Popular & convenient location
- Corner plot position
- Master bed with en suite
- 2 reception rooms, conservatory
- Close to amenities/transport links
- Viewing advised



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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**Offers in the Region Of £340,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells are pleased to offer for sale this lovely four bedroom detached house situated on a generous corner plot position. Wayfaring is a small development, conveniently placed close to the motorway network, good schools and Middlebrook retail park. The accommodation briefly comprises reception hall, guest wc, lounge, dining room, kitchen/breakfast room, conservatory and a utility room. Upstairs there are four bedrooms and a family bathroom with a contemporary white suite. The master bedroom has an en-suite shower room. Outside there are gardens to the front and rear, along with a driveway which leads to a single attached garage. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

UPVC double glazed front door, leading to

**Reception Hall:** Karndean flooring, inset spotlights to the ceiling, feature, spindled staircase, leading to the landing, radiator, doors lead to:

**Guest WC** UPVC frosted double glazed window front aspect, low level WC, wash hand basin, radiator, wooden panelling to the walls, Karndean floor.

**Lounge:** UPVC double glazed window to the front aspect, radiator, feature fireplace incorporating a living flame gas fire, mounted on a tiled hearth with a picture tiled inner and an ornate wooden mantle surround, Karndean flooring, dado rail, coving to the ceiling.

**Kitchen Breakfast Room:** UPVC double glazed window to the rear garden aspect, range of modern fitted wall and base units with complementary working surfaces, tiled splashbacks, breakfast bar, space for a range cooker, inset stainless steel sink unit with mixer tap, integrated dishwasher, radiator, built-in under stairs, storage cupboard, space for a fridge freezer, vinyl floor covering, door leading to:

**Utility Room:** UPVC double glazed window and door to the rear garden aspect, Karndean flooring, space for a washing machine, tumble dryer and a freezer, fitted shelving and a wall unit, integral door leading to the garage.

**Dining Room:** Radiator, coving to the ceiling, double glazed sliding door leading to:

**Conservatory:** Brick construction with UPVC double glazed windows and door leading out onto the rear garden.

**Landing:** UPVC double glazed window to the side aspect, coving to the ceiling, access to the loft, doors lead to:

**Master Bedroom:** UPVC double glazed window to the front aspect, radiator, below, built in wardrobe, door leading to:

**En-suite Shower Room:** UPVC frosted double glazed window to the front aspect, shower cubicle, close coupled wc, wash hand basin with mixer tap, chrome plated towel rail, built in airing cupboard, tiling to the walls.

**Bedroom Two:** UPVC double glazed window to the rear aspect, radiator below, fitting wardrobes with overhead storage cupboards and a matching dressing table unit.

**Bedroom Three:** UPVC double glazed window to the rear aspect, radiator below, fitted wardrobes with overhead storage cupboards.

**Bedroom Four:** UPVC double glazed window to the side aspect, radiator below.

**Bathroom:** UPVC frosted double glazed window to the side aspect, contemporary white suite comprising, bath with mixer tap, coupled wc, wash hand basin with mixer tap into a vanity unit, tiling to the walls, Karndean flooring.

**Outside:** To the front there is a generous sized garden which is mainly laid lawn with tree and plant displays. A driveway provides ample off-street parking leading to a single attached garage with an up and over door. A gate gives access along the side elevation. To the rear there is a good size garden which is mainly laid to lawn and a paved patio.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold - 999 years from 1 January 1980.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acres.

**Council Tax:** Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band D with Bolton Council at an approximate cost of around £1960 per annum.

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

**Thinking of selling or letting:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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