



WESTWORTH CLOSE, BOLTON, BL1 2QL



- Extended End Terraced
- Three fitted bedrooms
- Three reception rooms
- Modern fitted kitchen
- Guest WC and family bathroom
- Gardens to front and rear
- Off-road parking
- Early viewing strongly advised



Offers in Excess of £200,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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This is a surprisingly spacious and very well presented end terraced property currently comprising three bedrooms, three reception rooms, fitted kitchen, guest WC and family bathroom. Located in a well regarded area within walking distance of Gaskell Community Primary School and places of worship, this lovely house is certain to attract a great deal of interest and early viewing is advised. The accommodation is very well presented and briefly comprises covered entrance porch, entrance hallway, good sized lounge, second lounge, dining room, fitted kitchen, guest WC all to the ground floor with three fitted double bedrooms and a family bathroom to the first floor. Externally, the property enjoys garden areas to both front and rear with off-road parking. Viewing is highly recommended, there is a virtual viewing video in the first instance whilst physical viewings can be arranged by Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance porch: Covered entrance porch to the front elevation. Door leading into the hall.

Hall: 22' 4" x 7' 3" (6.8m x 2.2m) Door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Laminate floor. Meter cupboard. Storage.

Lounge: 14' 5" x 11' 2" (4.4m x 3.4m) Twin glazed doors to the rear elevation opening into the dining room. Wall mounted TV. Central heating radiator.

Dining room: 10' 2" x 8' 10" (3.1m x 2.7m) Sliding patio doors to the rear elevation allowing access into the rear garden.

Second lounge: 14' 1" x 8' 2" (4.3m x 2.5m) Double glazed window to the front elevation. Store. Recessed spotlights. Radiator.

Fitted kitchen: 11' 6" x 8' 6" (3.5m x 2.6m) Double glazed window to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Five burner gas hob. Electric double oven. Plumbed for washing machine. Integrated dishwasher. Space for American style fridge freezer. Tiled floor.

Guest w.c: Two piece suite comprising pedestal wash handbasin and close coupled WC. Tiled floor. Tiled elevations. Chrome heated towel rail.

First floor landing: Stairs lead off the hall to the first floor landing. Two double glazed windows to the front elevation. Storage. Laundry area. Radiator.

Bedroom 1: 17' 9" x 11' 2" (5.4m x 3.4m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom 2: 17' 9" x 9' 2" (5.4m x 2.8m) Double glazed window to the side elevation. Range of fitted wardrobes. Radiator.

Bedroom 3: 11' 10" x 8' 6" (3.6m x 2.6m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bathroom: 8' 6" x 5' 7" (2.6m x 1.7m) Double glazed window to the front elevation. Three-piece suite comprising P shaped bath with shower and screen over, vanity sink unit and close coupled WC. Tile floor. Tiled elevations. Chrome heated towel rail.

Externally: The front of the property enjoys a garden area with driveway parking whilst the rear has a good size paved garden area.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual charges of £1511

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Thinking of selling or letting in Bolton: 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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