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QUAKERFIELDS, WESTHOUGHTON, BL5 2BJ



- Extended detached family home
- Three good sized bedrooms
- Stunning open plan kitchen/living area
- Large lounge
- Utility room
- Three piece family bathroom
- Low maintenance gardens
- Close to local amenities and commuter routes



Offers in the Region Of £375,000

BOLTON

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BURY

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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.



Welcome into this stunning home located on Quakerfields in Westhoughton. This superb home is immaculately presented throughout and has been extended at the rear to create a modern open plan kitchen/living area with bi-fold doors leading to the garden at the rear. This wonderful home is set within a cul-de-sac and is perfectly positioned for Daisy Hill train station and Westhoughton town centre with all of its amenities. The property is also just a short drive from the M61 motorway network and the A580 East Lancashire Road giving good access throughout the North West. Internally the property comprises an entrance hallway, lounge, open plan kitchen/living area and utility to the ground floor with three good sized bedrooms and a modern three piece family bathroom to the first floor. Externally there are decked steps with inset lighting leading front the open plan kitchen/living area to the artificial lawned garden with a decking area to the rear giving space for seating with borders to both sides of the seating area surrounded by sleepers, outside lighting, external electrical sockets and a hot tub.

This property simply must be viewed to appreciate the style and standard of the accommodation on offer. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Downlights, double glazed window to the side, LVT flooring, radiator, understairs storage which has previously been a cloakroom/wc, stairs to the first floor.

Open plan kitchen/living area: 26' 5" x 19' 9" (8.06m x 6.01m) Downlights, double glazed electric Velux windows with electric blinds to the rear, double glazed tri-glaze sliding patio doors leading to the rear garden, air conditioning unit, LVT flooring, stunning kitchen with quartz worktops and breakfast bar incorporating an induction hob, double electric oven, dishwasher, fridge/freezer, wall lamps.

Utility room: 6' 3" x 5' 7" (1.91m x 1.71m) Downlights, wall mounted vertical ladder radiator, fitted wall and base units with space for a washing machine and dryer, LVT flooring.

Lounge: 14' 3" x 13' 0" (4.35m x 3.96m) Downlights, radiator, coving to the ceiling, radiator.

Landing: Downlights, loft access, double glazed window to the side.

Bedroom 1: 14' 5" x 13' 2" (4.40m x 4.01m) Ceiling light point, coving to the ceiling, fitted wardrobes, double glazed window to the front, radiator.

Bedroom 2: 12' 2" x 9' 2" (3.70m x 2.80m) Ceiling light point, coving to the ceiling, fitted wardrobes, radiator, double glaze window to the rear.

Bedroom 3: 9' 7" x 7' 11" (2.93m x 2.42m) Currently being used as a dressing room, ceiling light point, double glazed window to the front, radiator, coving to the ceiling, LVT flooring.

Bathroom: 6' 9" x 5' 9" (2.05m x 1.76m) Downlights, double glazed window to the rear, three piece suite incorporating a vanity unit with in sink, WC, panelled bath with mixer tap and rainfall shower, porcelain tiled floor and walls, wall mounted vertical ladder radiator.

Garage: 18' 4" x 6' 6" (5.58m x 1.97m) Ceiling light point, electric roller shutter door to the front, mezzanine storage area.

Outside: To the rear of the property there are decked steps with inset lighting leading front the open plan kitchen/living area to the artificial lawned garden with a decking area to the rear giving space for seating borders to both sides of the seating area surrounded by sleepers, outside lighting external electrical sockets and a hot tub.

Viewings: Please contact 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 C annual cost of £2015

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.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your

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