



45 Captain Lees Road

Westhoughton, BL5 3UB

**£425,000**





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## Accommodation comprises

Entrance lobby leading into a welcoming hallway, large lounge, dining room, conservatory, large breakfast kitchen, guests cloakroom, utility room. Converted garage currently used as a snug but could be used as a 7th bedroom, play room or home office. To the first floor are six bedrooms with the master benefiting from fitted robes and en-suite plus a family bathroom. Externally the property enjoys ample driveway for several vehicles and enclosed private rear garden

## Ground Floor

uPVC glazed panelled door with matching uPVC double glazed windows to front and side elevation into reception lobby. uPVC glazed panelled entrance door with matching side panel into reception hallway.

## Reception Hallway

Radiator, power points, timber panelled effect laminate flooring, cornice ceiling, stairs off to first floor, doors to lounge, kitchen and family room/6th bedroom. Door to downstairs cloaks room and understairs storage.

## Lounge

19'7" x 11'4" (5.97m x 3.45m)

uPVC double glazed bay window to front elevation, Adam style fire surround with marble back and hearth and inset living flame gas fire, two radiators, power points, tv aerial socket, cornice ceiling, ceiling light fittings, glazed panelled french doors through to dining room.

## Dining Room

12' x 8'10" (3.66m x 2.69m)

Double glazed sliding patio doors to rear elevation and opening into conservatory (with swivel blinds), radiator, power points, cornice ceiling, ceiling light fitting, timber panelled effect laminate flooring.

## Conservatory (Delta shape)

11'5" x 9'10" (3.48m x 3.00m)

uPVC double glazed windows to three elevations over dwarf brick wall, uPVC double glazed french doors to side elevation, polycarbonate roof, wall lights, power points, tiled flooring.

## Breakfast Kitchen

17' x 11'11" (5.18m x 3.63m)

Good sized breakfast kitchen with solid timber base and wall units with work surfaces and matching upstands to walls, inset one and half bowl stainless steel sink with mixer tap, integrated fridge, integrated dishwasher, space for double oven dual fuel five burner range cooker with chimney style extractor canopy over, peninsular display wall units, plate rack, glazed display cabinets, radiator, power points, wine rack, built in microwave housing unit. Inset ceiling spotlights, two uPVC double glazed windows to rear elevation, uPVC glazed panelled external door to side elevation.

## Guests Cloakroom

Low level w.c. hand wash basin set to vanity unit with storage below, built-in storage cupboards, uPVC double glazed opaque window to side elevation, open through to utility room.

## Utility Room

Plumbing for auto washer, space for tumble dryer, space for upright fridge freezer unit, radiator, power points. Wall mounted Worcester combi gas boiler.

## Family Room

14'5" x 7'10" (4.39m x 2.39m)

uPVC double glazed window to front elevation, radiator, power points.

## First Floor

Stairs with spindled banister rail leading to landing with access to roof space, power point, inset ceiling spotlights, panelled doors to bedrooms and bathroom.

## Master Bedroom (fitted & en-suite)

12'7" x 10'2" including fitted units (3.84m x 3.10m including fitted units) uPVC double glazed window to front elevation, radiator, power points. Range of modern fitted wardrobes with internal hanging rails and shelving, integral drawer units, separate vanity drawer unit and matching bedside drawer units (all within room dimensions stated). Panelled door to en-suite shower room.

## En-Suite Shower Room

Fully enclosed shower cubicle with glazed doors, thermostatically controlled shower unit, low level w.c. hand wash basin set to vanity unit. Extractor fan, inset ceiling spotlights, wall mounted vanity mirror with integral spotlights.

## Bedroom Two

16'2" x 8'5" (4.93m x 2.57m)

uPVC double glazed window to front elevation, radiator, power points. Double width bi-folding doors opening into large walk in wardrobe/dressing area with internal hanging rails and shelving units (in addition to room dimension stated).

## Bedroom Three

10'9" x 10'1" (3.28m x 3.07m)

uPVC double glazed window to rear elevation, radiator, power points.

## Bedroom Four (fitted)

10'9" x 8'5" including fitted units (3.28m x 2.57m including fitted units) uPVC double glazed window to rear elevation, radiator, power points. Range of modern fitted wardrobes with integral drawer units and separate vanity drawer units (all within room dimensions stated).

## Bedroom Five

10'8" x 7'1" (3.25m x 2.16m)

uPVC double glazed window to rear elevation, radiator, power points.

Tel: 01942 817090

### Bedroom Six

9'4" x 7'2" (2.84m x 2.18m)

uPVC double glazed window to front elevation, radiator and power points.

### Family Bathroom

Three-piece suite comprising of panelled bath with over bath thermostatically controlled shower unit, pedestal hand wash basin and low level w.c. Chromium plated towel rail/radiator, tiling to walls, inset ceiling spotlights, uPVC double glazed opaque window to side elevation.

### External Front

Open plan with lawn and borders stocked with trees, plants and shrubs.

### Side One

Blocked off.

### Driveway

Large blockpaved driveway with ample parking for approximately four vehicles and leading to entrance door.

### Side Two

Blockpaved footpath through wrought iron garden gate to c

### Rear

Most pleasant enclosed private rear garden with upper and lower paved patio / entertaining areas, lawn and beds and borders stocked with a variety of plants and shrubs. Hard standing with garden shed and two external garden taps.

### Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

### Council Tax Band

We understand the property is in council tax band E this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

### Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.





Road Map



Hybrid Map



Terrain Map



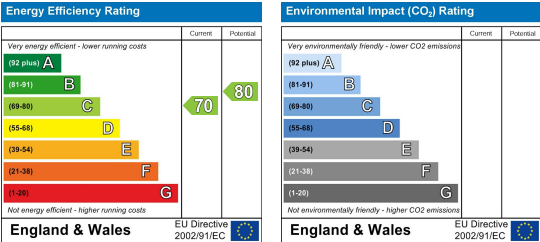
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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