



## 6 Washburn Close

Westhoughton Bolton, BL5 3LD

**£440,000**

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## Entrance Hallway

15'9" x 5'8" (4.80m x 1.73m)

Entering through the composite door with glass inserts to front elevation, grey laminate flooring, halogen spotlights to ceiling, radiator with decorative cover, plug socket.

## Downstairs Cloaks/wc

5'8" x 5'10" (1.73m x 1.78m)

Low level Wc, sink with vanity unit below, grey laminate flooring, halogen spotlights to ceiling, extractor fan, radiator.

## Through Lounge/Dining Room

15' x 11'2" (4.57m x 3.40m)

Lounge; uPVC double glazed bay window to front elevation, grey laminate floor throughout, media wall with a beautiful design electric fire, plug sockets, two double radiators, coving. Leading into dining room.

## Dining Room

9'9" x 11'5" (2.97m x 3.48m)

Grey laminate flooring, halogen spotlights to ceiling, white radiator, plug sockets.

## Kitchen / Diner

13'3" x 7'5" (4.04m x 2.26m)

Modern fitted kitchen with a range of grey high gloss soft closing base and wall units with complimentary grey work surfaces, sink unit with mixer tap, electric hob with extractor fan over, built in dishwasher, built in oven and microwave, space for American style fridge freezer, halogen spotlights to ceiling, grey tiling to floor.

## Utility Room

6'5" x 5'3" (1.96m x 1.60m)

Built in cupboards, cupboard housing Baxi boiler, plumbed for auto washer and dryer, halogen spotlights to ceiling, radiator, grey tiling to floor, uPVC composite door to side elevation.

## Master Bedroom

10'4" x 15'6" (3.15m x 4.72m)

A spacious and light filled bedroom with two uPVC double glazed windows to front elevation. Fitted with a range of built in wardrobes with overhead storage and matching bedside cabinets. Built in storage cupboard, built in drawer unit. Centre ceiling light fitting, grey carpet to floor.

## En-Suite

6'6" x 8'3" (1.98m x 2.51m)

Shower cubicle with combi shower and hand held attachment, low level wc flush, hand wash sink unit. Extractor fan, halogen ceiling spotlights, partial tiling to walls, towel rail/radiator, built in mirrored cabinet, beige tiling to floor, uPVC double glazed opaque window to front elevation.

## Bedroom Two

12'6" x 9'8" (3.81m x 2.95m)

uPVC double glazed window to rear elevation, centre ceiling spotlights, grey carpet to floor, radiator, plug sockets.

## Bedroom Three

9'3" x 7'6" (2.82m x 2.29m)

uPVC double glazed window to rear elevation, centre ceiling light fitting, grey laminate flooring, radiator, plug sockets.

## Bedroom Four

8' x 9'3" (2.44m x 2.82m)

uPVC double glazed window to rear elevation, centre ceiling light fitting, grey carpet, tv aerial, plug sockets, radiator.

## Family Bathroom

8'2" x 5'8" (2.49m x 1.73m)

uPVC double glazed opaque window to side elevation. Three piece suite comprising bath with combi shower and hand held attachment over, uPVC sheeting around bath area, hand held sink unit with vanity unit storage below, low level wc flush. Spotlights to ceiling, vinyl flooring, extractor fan, shaver socket, black ladder style radiator/towel rail.

## Annex Accommodation

Beautiful and Spacious Annex accessed via french doors leading to the lounge area.

## Lounge and Kitchen area open plan

12'3" x 18'6" (3.73m x 5.64m )

Lounge area. French doors overlooking garden, carpet to floor, spotlights to ceiling, tv aerial, plug sockets.

Kitchen area. Howdens kitchen base and wall units soft closing in high gloss grey, complimentary work surfaces over, electric oven with extractor fan above, electric hob, integrated auto washer, integrated fridge freezer. Built in breakfast bar. uPVC double glazed window to rear elevation.

### Shower Room

6'2" x 5'8" (1.88m x 1.73m)

Shower cubicle with combi shower and hand held attachment. Low level wc flush, sink unit with vanity storage below. Chrome ladder style radiator/towel rail, vinyl flooring, halogen ceiling spotlights, extractor fan, vinyl flooring. uPVC double glazed opaque window to side elevation.

### Bedroom

8'9" x 10'4" (2.67m x 3.15m)

uPVC double glazed window to side elevation, spacious double bedroom with fitted wardrobes, grey carpet to floor, halogen spotlights to ceiling, loft access, plug sockets.

### External

Driveway to the front of the property allowing off road parking for up to two vehicles.

Rear; Garden to side and rear with patio/entertaining area. Access to the separate annex living accommodation.

Side; Gated access.

### 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.

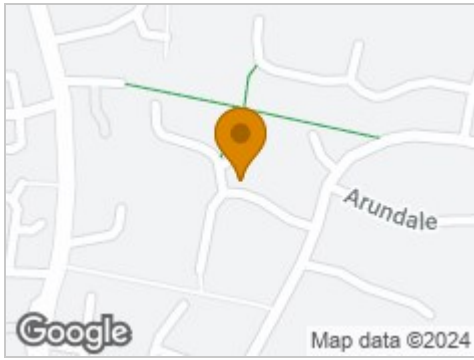
### Disclaimer

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



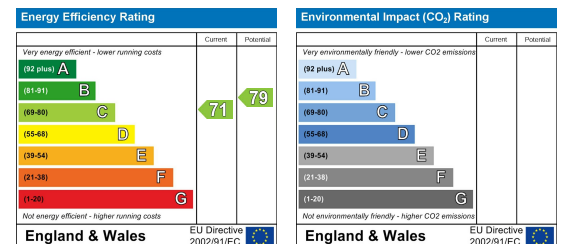
## Terrain Map



## 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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