



10 Walker Street

Westhoughton, Bolton, BL5 3RL

£324,995



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Situated on an enviable large plot, this beautiful family home briefly comprises of; a welcoming entrance hallway, spacious lounge with feature fireplace leading through to the family area/dining room with double doors leading out to the large P shaped conservatory with views over the private garden and double doors leading to the garden. There is a kitchen / breakfast room, downstairs Wc, reception two / bedroom three. To the first floor you will find two further good size bedrooms and four piece family bathroom with a separate shower cubicle.

Externally, to the front you will find a pattern paved driveway for two cars on either side of the property, one of the driveways leads to a detached double garage with electric door, the property is secured with wrought iron gates.

To the rear of the property is a lovely private south facing landscaped garden that is not directly overlooked with a patio area and mature hedging for added privacy.

Ground Floor

Composite uPVC double glazed door with diamond patterned inserts leading to spacious entrance hallway.

Entrance Hallway

10'5" x 3'4" (3.18m x 1.02m)

Laminate flooring, double radiator, centre ceiling light fitting, alarm panel, plug sockets, doors leading to the downstairs accommodation.

Open Plan Lounge / Diner

25'1" x 13'4" (7.65m x 4.06m)

Spacious open plan Lounge / Diner

Lounge; uPVC double glazed bay window to front elevation, laminate flooring, two double radiators, plug sockets, two centre ceiling light fittings, decorative fire surround.

Dining / Family Sitting Area; uPVC double glazed window to side elevation, double radiator, centre ceiling light, leading through double doors to the large P shaped Conservatory.

Large Conservatory

13' x 24'2" (3.96m x 7.37m)

A large light filled P Shaped Conservatory, comprises of:- two double radiators, vinyl tiled effect flooring, centre ceiling fan light, plug sockets, three wall lights, uPVC double glazed windows to both side elevations, uPVC double glazed windows to rear elevation and uPVC French doors leading to rear garden. Door through to Kitchen.

Fitted Kitchen

13'2" x 10'1" (4.01m x 3.07m)

Fitted with a range of white high gloss base and wall units with blue speckled complimentary work surfaces, one and half white bowl sink unit with mixer tap and drainer, electric hob with extractor canopy over. Newly installed built in double oven, space for under unit fridge and under unit freezer, space for auto washer and space for dishwasher, coving to ceiling, centre ceiling light fitting, partial tiling to walls, plug sockets. Newly installed combination boiler. uPVC double glazed window to side elevation, uPVC composite door with glass panelled inserts to rear elevation.

Second Reception Room / Bedroom Three

13'3" x 14'5" (4.04m x 4.39m)

Spacious reception room / bedroom with uPVC double glazed bay window to front elevation, built in cupboard, centre ceiling light fitting, coving to ceiling, cupboard housing utility meters, double radiator, plug sockets.

Downstairs WC

7'9" x 2'7" (2.36m x 0.79m)

Low level Wc flush, vanity sink unit with cupboards below, extractor fan, laminate flooring, centre ceiling light fitting, tiled walls.

Stairs / Landing

Split staircase to first floor, grey carpet, halogen spotlights to ceiling, white balustrade unit and hand rail. Loft access.

Master Bedroom

11'9" x 13' (3.58m x 3.96m)

Spacious Bedroom with uPVC double glazed window to front elevation, double radiator, centre ceiling light fitting, grey carpet to floor. Built in wardrobes in white with chrome handles and matching dressing table with drawers and built in drawer unit. Plug sockets.

Bedroom Two

13'5" x 10'3" (4.09m x 3.12m)

Larger than average second bedroom with uPVC double glazed window to front elevation, built in wardrobes in white with chrome handles and matching built in drawer unit with chrome handles. Double radiator, centre ceiling light fitting, grey carpet. Storage to Eaves space.

Family Bathroom

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

Four piece suite in white comprising bath with mixer tap, separate

shower cubicle with combi shower over, vanity sink unit with storage below, low level w.c. flush, grey vinyl flooring, ladder style radiator, skylight, halogen spotlights to ceiling and extractor fan.

Externally

Large driveways for two cars on either side of the property, one of the driveways leads to a double garage with electric door, the property is secured with wrought iron gates and walled boundary.

To the rear of the property is a lovely private south facing landscaped garden that is not directly overlooked with a patio area and edged with mature hedging.

Detached Double Garage with Electric door, light and power.

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

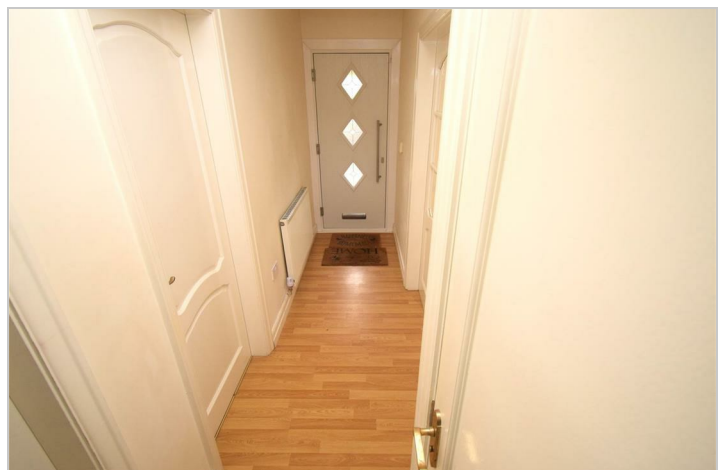
We understand the property is in council tax band D this information has been taken from Valuation Office Agency www.voa.gov.uk website.

Disclaimer

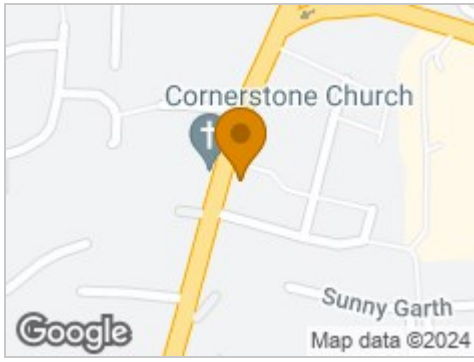
All Properties

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



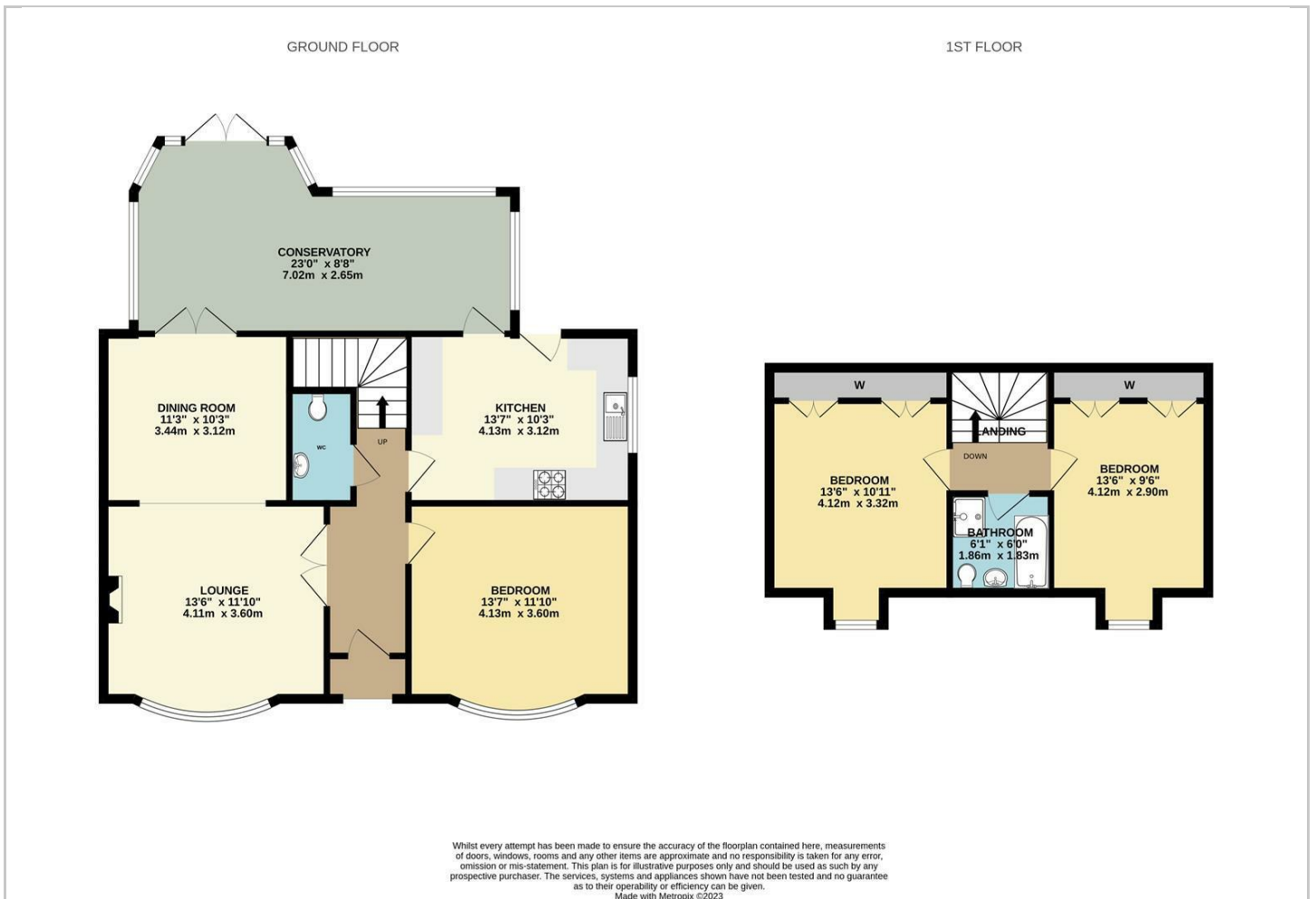
Hybrid Map



Terrain Map



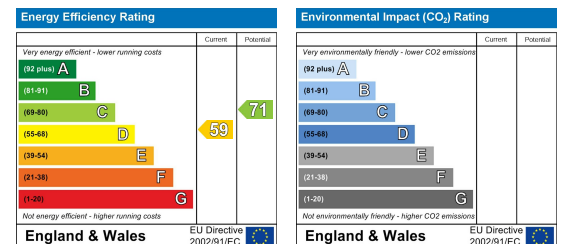
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.