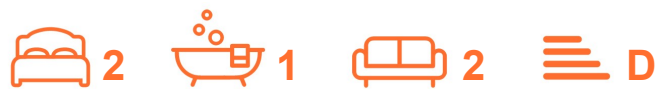




## 8 Chapelstead

Westhoughton, Bolton, BL5 2LZ

**£199,995**



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## Accommodation

uPVC panelled entrance door with twin double glazed opaque vision panels into reception hallway with radiator, stairs off to first floor, solid timber panelled door through to lounge.

## Lounge

15' x 10'10" max (4.57m x 3.30m max)  
uPVC double glazed window to front elevation, radiator, power points, contemporary electric fire set to chimneybreast, centre light fitting, wall lights, solid timber panelled door through to dining kitchen.

## Dining Kitchen

13'10" x 9'2" (4.22m x 2.79m)  
Modern fitted kitchen with beige wall and base units and complimentary work surfaces, splash backs to walls, inset one and a half bowl corian sink with mixer tap, integrated electric oven, inset ceramic hob and chimney style extractor canopy over, integrated fridge and freezer, integrated dishwasher and integrated auto washer, under unit concealed lighting, power points, radiator, timber panelled door to understairs storage, uPVC double glazed window to rear elevation, uPVC double glazed french doors to rear elevation.

## First Floor Landing

Stairs leading to landing with contemporary balustrade, uPVC double glazed opaque window to side elevation, power points, access to roof space, inset ceiling spotlights, panelled doors to bedrooms, bathroom and storage cupboard. Loft is accessed by retractable ladder and advised by vendor loft is boarded and houses the gas combi central heating boiler.

## Bedroom One (fitted)

12'5" x 9'8" incl fitted units (3.78m x 2.95m incl fitted units)  
uPVC double glazed window to front elevation, radiator, power points. Range of contemporary high gloss fitted wardrobes with integral drawer units, central display area with wall mounted flat screen tv., matching bedside drawer units.

## Bedroom Two

14'8" x 8' incl fitted units (4.47m x 2.44m incl fitted units)  
uPVC double glazed window to rear elevation, radiator, power points. Range of modern fitted wardrobes with integral drawer units and matching bedside cabinet.

## Shower Room

Contemporary three piece suite comprising fully tiled walk in shower cubicle with sliding glazed door, low-level w.c. hand wash basin set to vanity unit with storage below. Tiling to walls, extractor fan, chromium plated towel rail/radiator, ceramic tiled floor, uPVC double glazed opaque window to rear elevation.

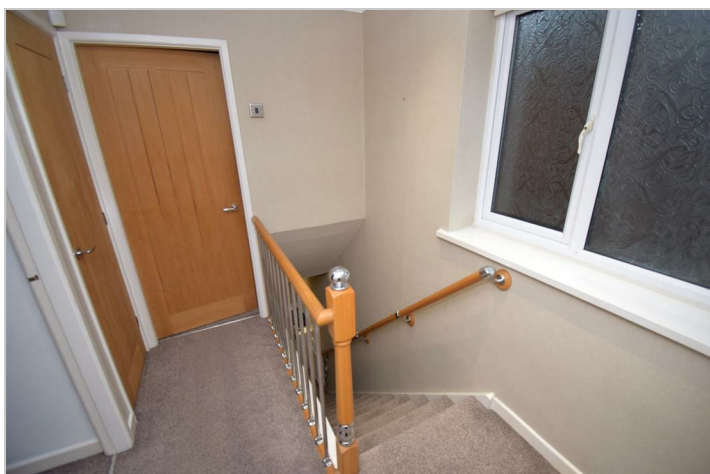
## External

Garden fronted laid to lawn with borders stocked with plants and shrubs. Footpath leading to entrance door with canopy over and courtesy light.  
Side; Driveway allowing ample parking for two vehicles and leading through wrought iron gate to enclosed rear garden with paved patio/entertaining area leading to lawn with beds and borders stocked with plants and shrubs.

## 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.



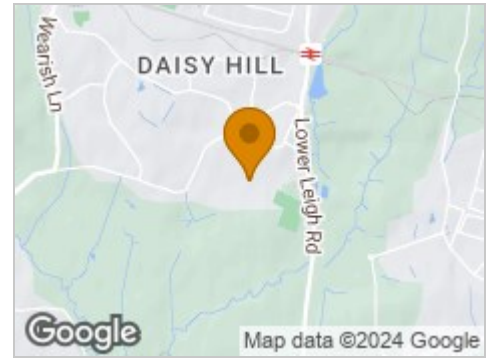
## Road Map



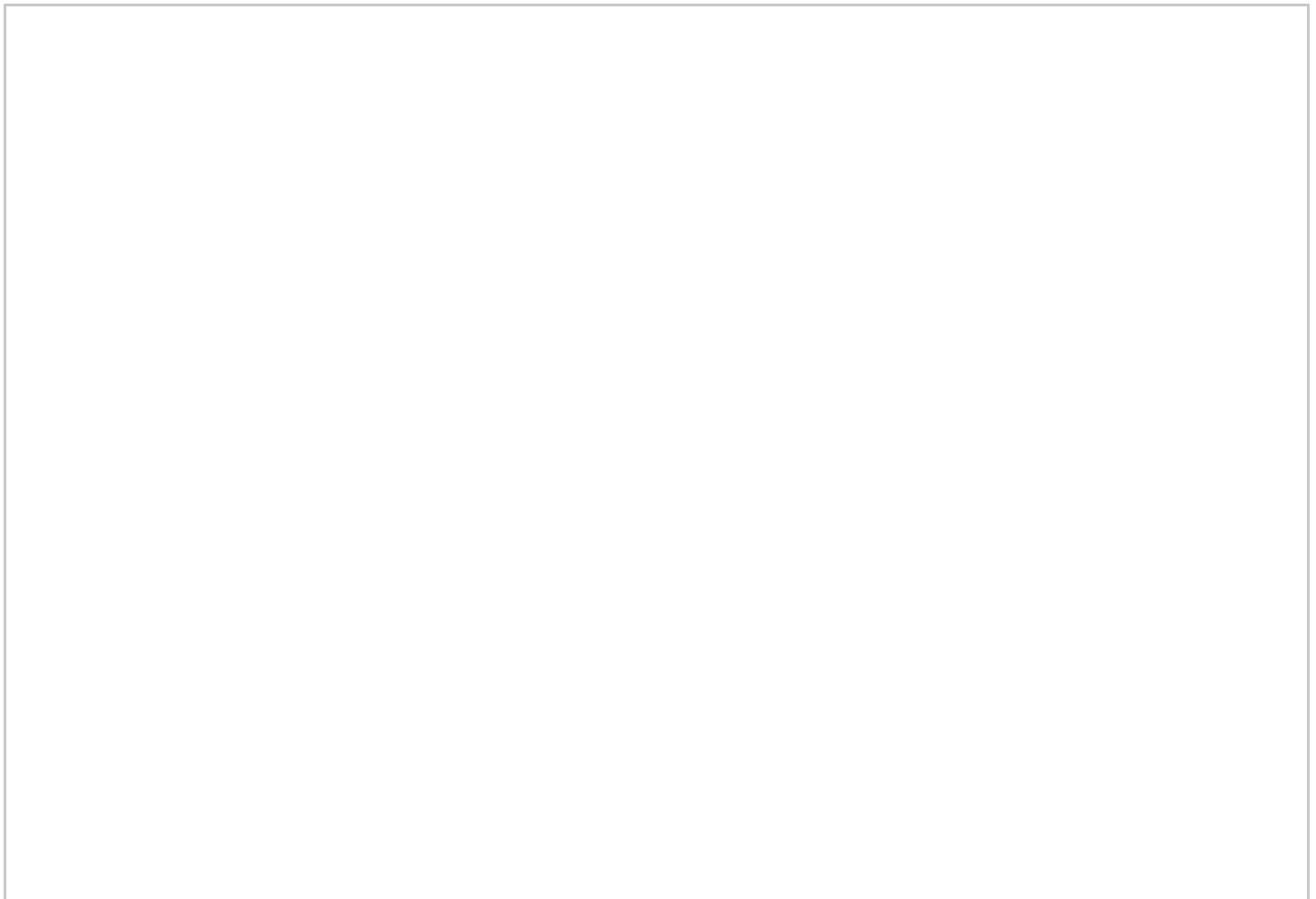
## Hybrid Map



## Terrain Map



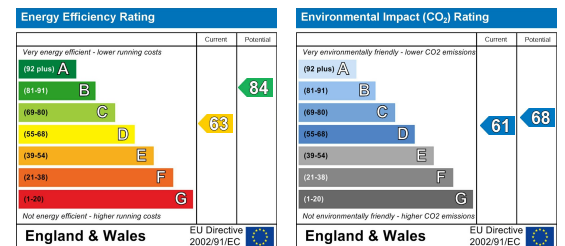
## Floor Plan



## 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.