



## 15 Louise Gardens

Westhoughton, Bolton, BL5 2HH

**Offers over £215,000**



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**\*\* THIS STUNNING AND SPACIOUS THREE BEDROOM SEMI DETACHED DORMA BUNGALOW IS OFFERED FOR SALE WITH NO ONWARD CHAIN \*\*** Charlesworth Estates are delighted to bring to market this beautiful family home situated in a great location. This lovely bungalow comprises of; lounge, dining room with french doors leading to the rear garden, fitted kitchen, three good size bedrooms (large master bedroom on the ground floor) and shower room. To the first floor are two further bedrooms. Large driveway to the side for off road parking for several vehicles. Gardens to front and rear. **DETACHED GARAGE.** The property is ideally situated being close to excellent transport & motorway links, train station, good schools, shops and local amenities. Call now to book your viewing!

## Entrance

Entering via the side elevation to this extremely spacious family home, must be viewed internally to fully appreciate the size of the accommodation throughout.

## Kitchen

8'4" x 15'8" (2.54m x 4.78m)

Access to the property is via the composite door to the side elevation, this beautiful kitchen is fitted with a range of wall and base units in beech laminate with complimentary work surfaces, one and a half bowl sink with mixer taps, splash back tiling in cream, space for freestanding oven and fridge freezer, plumbing for washing machine, double radiator, tiling to floor, power points, two centre ceiling lights, windows to the front and side elevations. Space to site dining table and chairs.

## Lounge

11'7" x 17'8" (3.53m x 5.38m)

Bay window to the front elevation, bi-folding doors leading to the dining room, wall mounted gas fire, grey carpet to floor, double radiator, coving, Tv point, power points, centre ceiling light, open plan staircase.

## Dining Room

10'1" x 13'7" (3.07m x 4.14m)

French doors to the rear elevation leading to the lovely garden and patio area, grey carpet to floor, coving, radiator, centre ceiling light.

## Master Bedroom (Ground Floor)

9'9" x 19'0" (2.97m x 5.79m)

Large and light filled bedroom with window to the rear elevation, space to site bedroom furniture as desired, radiator, power points, grey carpet to floor, centre ceiling light.

## Shower Room (Ground Floor)

Comprising corner shower cubicle with electric shower and wall panelling to shower cubicle, low level wc, vanity sink unit. Chrome towel rail, tiling to floor, tiling to walls, centre ceiling light, opaque window to side elevation.

## Bedroom Two (First Floor)

9'7" x 9'3" (2.92m x 2.82m)

Window to rear elevation, radiator, loft access, grey carpet to floor, power points, centre ceiling light.

## Bedroom Three (First Floor)

Window to front elevation, radiator, power points, grey carpet to floor, centre ceiling light.

## Garage

Detached garage with power and light

## Externally

### FRONT

Mainly laid to lawn with mature plants, shrubs and trees. Wrought iron double gates to the front. Large block paved driveway allowing off road parking for several vehicles.

### REAR

Mainly laid to lawn with plants, shrubs and trees. Patio area. Garden shed.

## 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.

## Tenure

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

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.



## Road Map



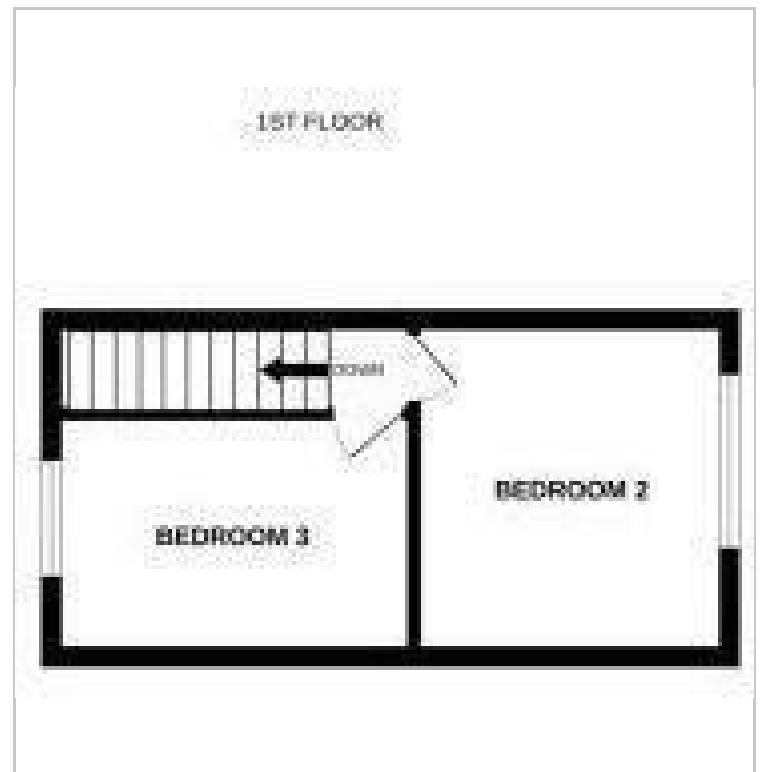
## Hybrid Map



## Terrain Map



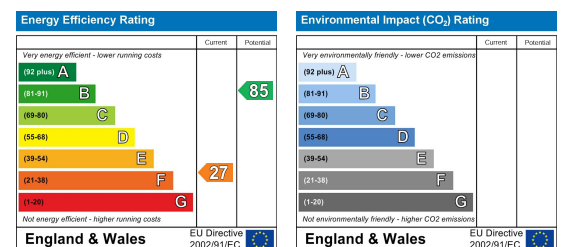
## Floor Plan



## 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.