



29 Parkway

Westhoughton, Bolton, BL5 2RY

Offers over £450,000



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Ground Floor

Entering into this striking home via the front elevation through double doors with glass panelled inserts.

Porch Area

5'8" x 4'5" (1.73m x 1.35m)

Great size porch area with laminate flooring, radiator, centre ceiling light, leading through internal doors to the hallway.

Entrance Hallway

15'7" x 7'9" (4.75m x 2.36m)

Spacious Entrance Hallway which benefits from uPVC double glazed opaque window to front elevation, laminate flooring, centre ceiling light fitting, plug sockets, double radiator.

Downstairs WC

Low level Wc flush, pedestal sink with mixer tap. Extractor fan, centre ceiling light, double radiator, tiled walls.

Study

9'8" x 9'5" (2.95m x 2.87m)

Three uPVC double glazed windows (two to the front elevation and one to side elevation), loft access. Carpet to floor, plug sockets.

Through Lounge / Dining Room

22'10" x 11'1" (6.96m x 3.38m)

Larger than average light filled through lounge and dining room with uPVC double glazed window to front elevation and uPVC double glazed bay window to rear elevation, uPVC double glazed window to side elevation. Two centre ceiling roses with centre ceiling lights, beige carpet, two double radiators, plug sockets, double doors leading through to kitchen diner and door leading through to the entrance hallway. Beautiful gas fire with stunning fire surround and marble hearth, wall lights, tv aerial socket, coving.

Kitchen / Diner

23'1" x 11'2" (7.04m x 3.40m)

Ultra-Modern Kitchen fitted with a range of wall and base units (soft closing) with complimentary work surfaces over, one and half bowl ceramic sink with mixer tap and drainer, gas hob with extractor fan over and glass splash back, breakfast bar, integrated fridge freezer, integrated dishwasher. Built in oven and grill, cupboard housing microwave oven, plug sockets, spotlights to ceiling. Laminate flooring, patio door leading to the rear garden, two double radiators, uPVC double glazed window to rear elevation. Dining Area with space to site dining table and chairs.

Utility Room

9'9" x 7'5" (2.97m x 2.26m)

Built in wall and base units with complimentary work surface over, stainless steel sink with mixer tap, Glow Worm boiler and space for auto washing machine and tumble dryer, plug sockets, light switch, double radiator, built in cupboards, premium laminate flooring. uPVC double glazed door with opaque glass to side elevation, uPVC double glazed opaque window to side elevation

First Floor

Staircase leading up to the first floor, carpet to stairs, wooden balustrade with spindles. uPVC double glazed window to front elevation. Beige carpet to landing, centre ceiling light fitting, loft access, plug sockets. Cupboard with shelving allowing storage.

Master Bedroom

14'4" x 11'0" (4.37m x 3.35m)

uPVC double glazed window to rear elevation. Space to site bedroom furniture as desired. Plug sockets, coving.

En-Suite

7'9" x 7'0" (2.36m x 2.13m)

Large walk in shower cubicle with combi shower and separate hand held attachment and glass screen, low level w.c. flush, pedestal hand sink unit with mixer tap. Extractor fan, spotlights to ceiling, chrome ladder style radiator/towel rail, tiled floor. uPVC double glazed opaque window to front elevation.

Bedroom Two

14'3" x 12'6" (4.34m x 3.81m)

uPVC double glazed window to rear elevation, radiator, plug sockets, beige carpet, coving. Space to site bedroom furniture as desired.

Bedroom Three

11'10" x 11'1" (3.61m x 3.38m)

uPVC double glazed window to front elevation, radiator, plug sockets, beige carpet, coving, centre ceiling light. Built in wardrobes and further space to site bedroom furniture as desired.

Bedroom Four

11'0" x 8'8" (3.35m x 2.64m)

uPVC double glazed window to rear elevation, radiator, beige carpet, centre ceiling light, coving. Built in wardrobes, tv aerial point.

Family Bathroom

7'8" x 7'4" (2.34m x 2.24m)

Three piece suite comprising bath with combi shower over and

separate hand held attachment, low level w.c. flush, pedestal sink unit with mixer tap. Spotlights to ceiling, double radiator, tiling to walls, tiling to floor, uPVC double glazed opaque window to front elevation.

Externally

Front: Large driveway allowing off road parking for several vehicles. Garden laid mainly to lawn with borders stocked with shrubs and flowers, mature trees.

Rear: Large rear garden laid mainly to lawn with patio / entertaining area. Paving to garden area and fenced panelled boundaries. Borders stocked with shrubs and flowers, mature trees.

Access from the rear garden to the side of the property.

Double Garage

Up and over door with power and light and door access to side.

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 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.



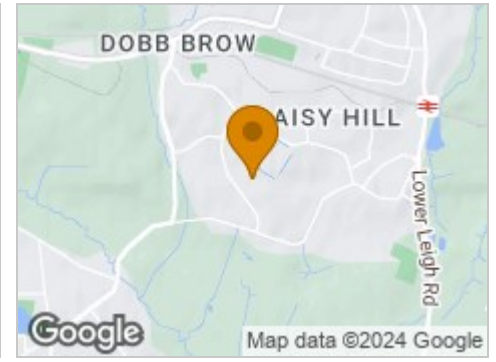
Road Map



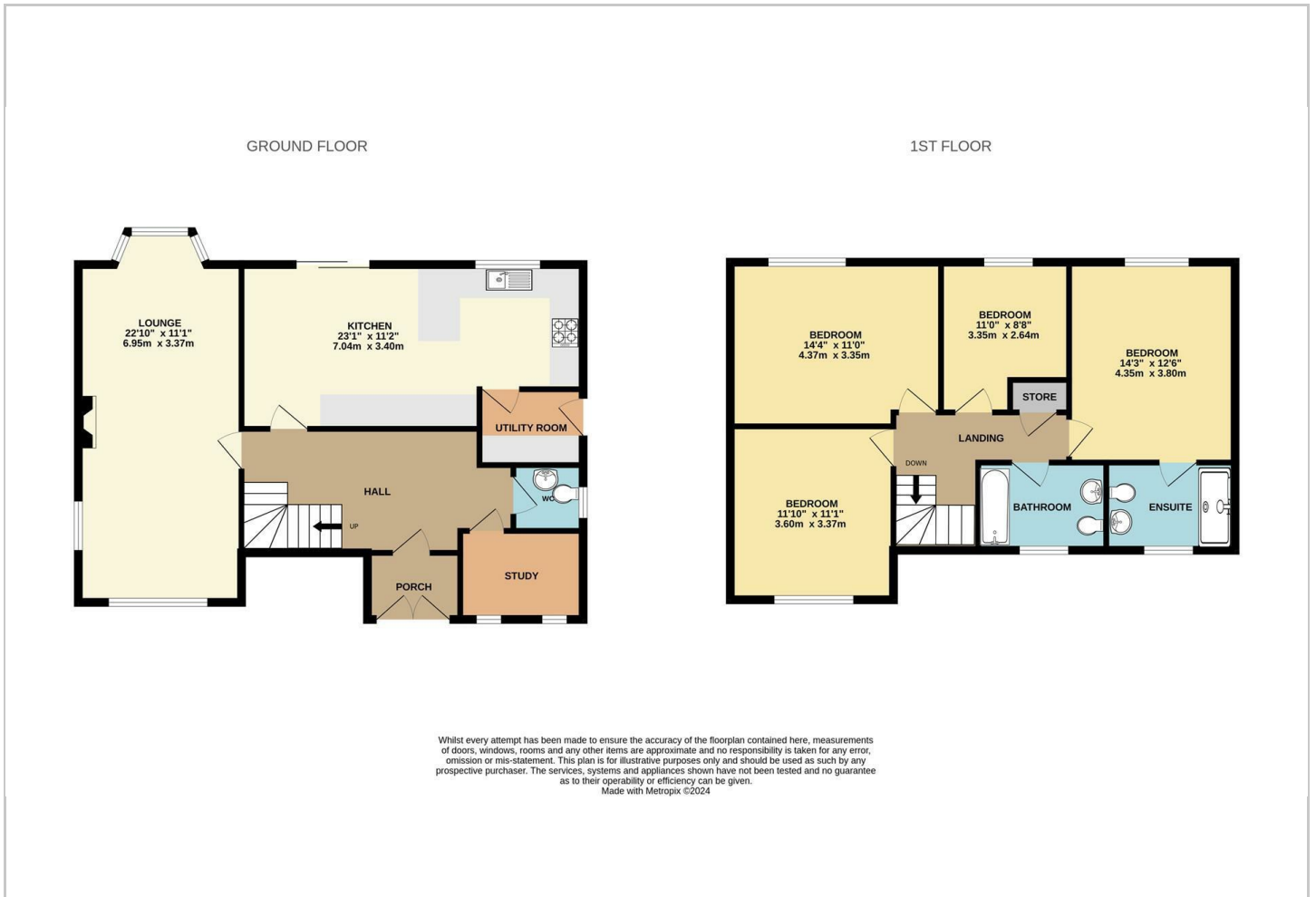
Hybrid Map



Terrain Map



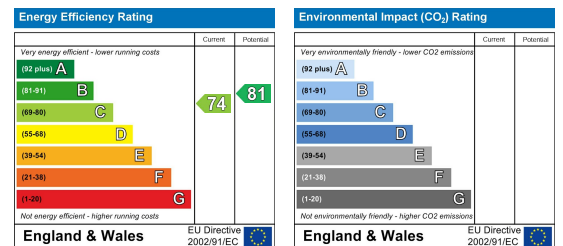
Floor Plan



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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