



12 Fellbridge Close

Westhoughton, Bolton, BL5 3UD

Offers in the region of £384,995



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Entrance Hallway

Entrance to this large five bedroom family home is via the front elevation.

Lounge

14'8 x 10'11 (4.47m x 3.33m)

Light filled room with UPVc double glazed window to front elevation, double radiator, gas fire with marble hearth and surround, carpet to floor, coving, centre ceiling rose, three wall lights, Tv aerial point, plug sockets.

Reception Two

11'11 x 11'3 (3.63m x 3.43m)

Private reception room with french doors to the rear elevation, wooden flooring, double radiator, Tv aerial point, plug sockets.

Reception Three

11'11 x 6'9 (3.63m x 2.06m)

UPVc double glazed window to front elevation, centre ceiling light, double radiator, carpet to floor, plug sockets.

Shower Room to Ground Floor

8'9 x 4'8 (2.67m x 1.42m)

UPVc double glazed obscured window to side elevation, vanity sink unit with cupboards under, low level Wc flush, double radiator, cupboard with lighting built-in, shower cubicle with combi shower and separate hand held attachment, shaving point, extractor fan, centre ceiling light and spot lights to ceiling.

Dining Room

11'3 x 6'11 (3.43m x 2.11m)

French doors to the rear elevation and UPVc double

glazed window to side elevation, white ladder style radiator, phone point, centre ceiling light, plug sockets, carpet to floor. Understairs storage cupboard housing the fuse box with light switch and shelving to wall.

Kitchen

11'5 x 11'3 (3.48m x 3.43m)

Fitted kitchen with red wall and base units and dark grey high gloss work surfaces, four ring gas hob, electric oven, stainless steel sink and mixer tap, tiled splashback, dishwasher, space for under counter fridge, space for fridge/freezer, spotlights to ceiling, Tv aerial point, chrome radiator, plug sockets, grey flooring, UPVc double glazed door to rear elevation and UPVc double glazed window.

Utility Room

UPVc double glazed window to rear elevation, wall unit, chrome radiator, plumbing for washing machine, space for tumble dryer, centre ceiling light.

Pantry

13'6 x 2'7 (4.11m x 0.79m)

Strip lighting, grey flooring, plug sockets.

Landing

10'2 x 9'8 (3.10m x 2.95m)

Stairs leading to spacious L Shaped Landing with wooden balustrade and handrail, two centre ceiling lights, carpet to floor, plug sockets, cupboard housing boiler. Loft access.

Master Bedroom

13'2 x 11'10 (to wardrobes) (4.01m x 3.61m (to wardrobes))

UPVc double glazed window to front elevation,

double radiator, plug sockets, built in wardrobes to both sides of the room and built in bed-side cabinets, carpet to floor, centre ceiling light.

En-Suite

8'7 x 3'7 (2.62m x 1.09m)

UPVc double glazed obscured window to side elevation, sink with cupboards under, low level Wc flush, corner shower cubicle with combi shower, part tiled walls, carpet to floor, double radiator, mirror to wall with built-in lighting, centre ceiling light.

Bedroom Two

12'5 x 8'8 (to wardrobes) (3.78m x 2.64m (to wardrobes))

UPVc double glazed window to front elevation, built in wardrobes and built in dressing table, radiator, carpet to floor, phone point, plug sockets, centre ceiling light.

Bedroom Three

11'3 x 8'7 (3.43m x 2.62m)

UPVc double glazed window to rear elevation, radiator, coving, plug sockets, carpet to floor, centre ceiling light.

Bedroom Four

11'10 x 7'10 (3.61m x 2.39m)

UPVc double glazed window to rear elevation, double radiator, carpet to floor, plug sockets.

Bedroom Five

9'10 x 6'0 (3.00m x 1.83m)

UPVc double glazed window to front elevation, carpet to floor, centre ceiling light, radiator. Loft access which is fully boarded with loft ladder, power and light.

Family Bathroom

6'3 x 5'10 (1.91m x 1.78m)

UPVc double glazed obscured window to rear elevation, low level Wc flush, pedestal sink, jacuzzi bath with electric shower over and glass shower screen, fully tiled walls, carpet to floor.

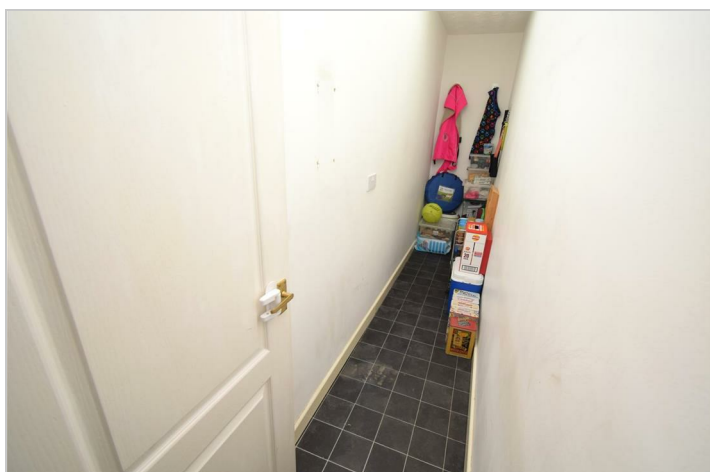
Externally

Gardens to front mainly laid to lawn with borders for plants.

Garden to rear and large patio area, gated side access, garage door for access.

Driveway to side of property for off road parking.

Detached Garage and Driveway to rear of property for off road parking.



Road Map



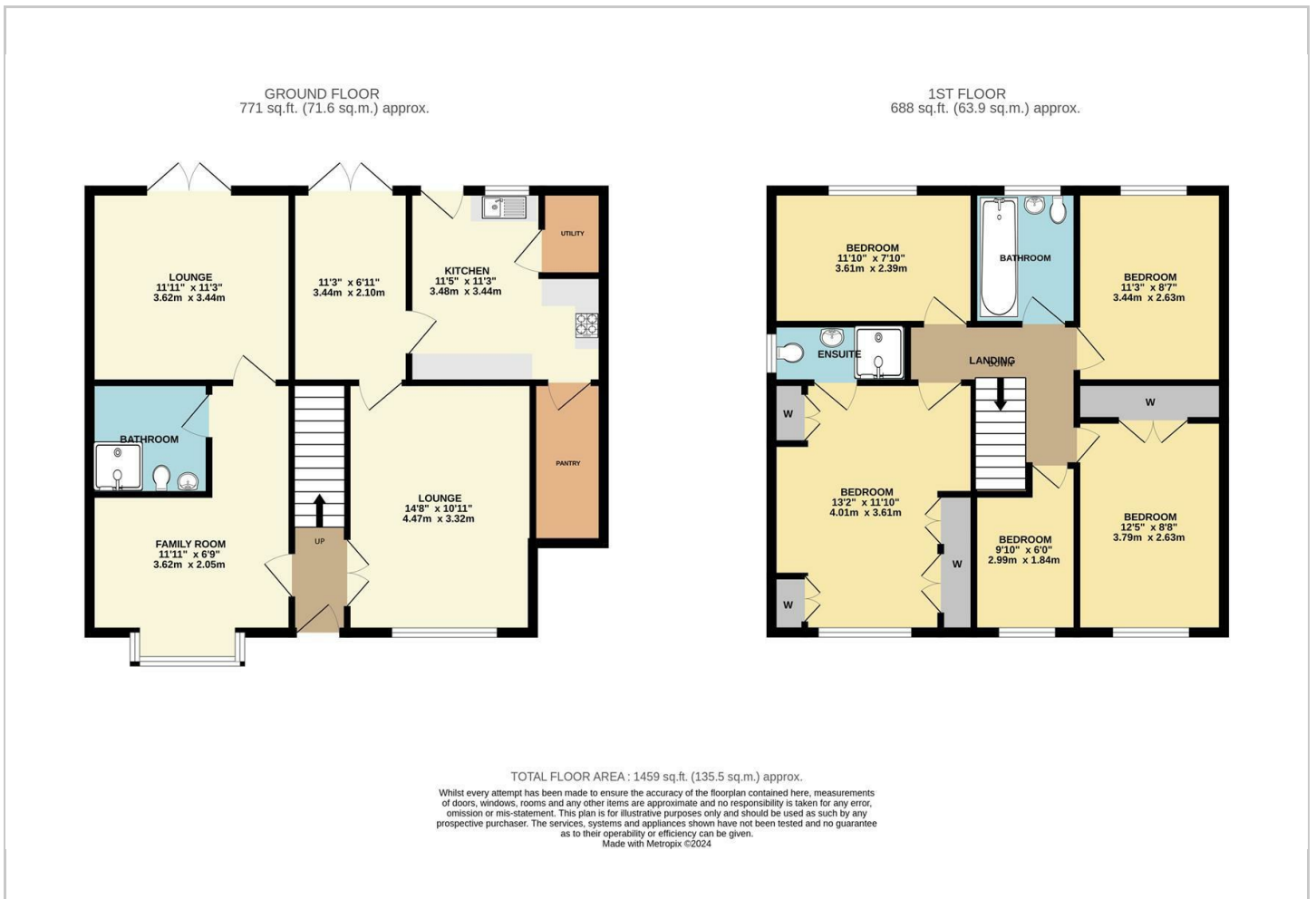
Hybrid Map



Terrain Map



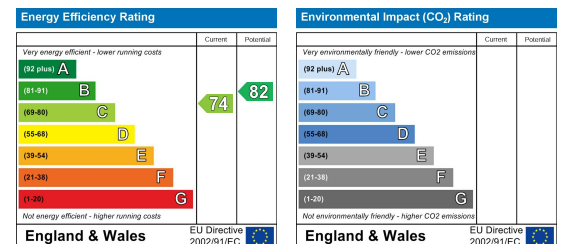
Floor Plan



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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