



39 Hewlett Way

Westhoughton, BL5 2QZ

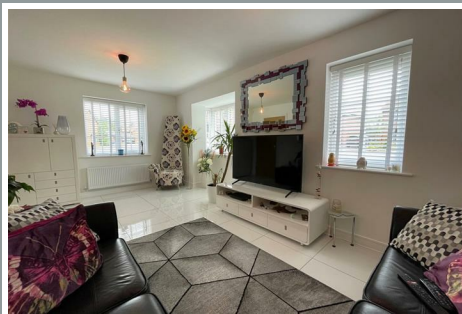
£388,000



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Accommodation Comprises

Entering through the composite door with obscured glass panelled inserts into the welcoming entrance hallway.

Entrance Hallway

7'5" x 6'6" (2.26m x 1.98m)

uPVC double glazed opaque window to front elevation, spanish high gloss floor tiles, double radiator, plug sockets, centre ceiling light, fuse box.

Downstairs Wc/Cloak room

6'11" x 3'7" (2.11m x 1.09m)

Low level Wc flush, sink unit with mixer tap and grey tiled splashback, spanish high gloss floor tiles, double radiator, centre ceiling light, vent and alarm panel.

Lounge

18'11" x 10'8" (5.77m x 3.25m)

uPVC double glazed bay window to front elevation and a further two uPVC double glazed windows to side elevation, two centre ceiling lights, Blanco spanish high gloss floor tiles, two double radiators, storage cupboard, tv aerial point, plug sockets, under floor heating.

Spacious Kitchen/Diner

19'10" x 10'8" (6.05m x 3.25m)

Kitchen area: Fitted with a range of ultra modern fitted base and wall units in grey (soft closing), quartz white work surfaces over, one and half bowl stainless steel sink with mixer tap and drainer, five ring gas hob with stainless steel extractor fan above, double oven and grill, integrated fridge freezer, integrated dishwasher, integrated wine cooler, Italian floor tiles, under floor heating (with

control) halogen ceiling spotlights, plug sockets, double radiator, uPVC double glazed window to rear elevation.

Dining area: French doors leading to rear elevation, uPVC double glazed window to front elevation, double radiator, centre ceiling light, plug sockets.

Utility Room

7'4" x 6'3" (2.24m x 1.91m)

uPVC composite door to side elevation with obscured glass inserts, plumbed for auto washer and plumbed for dryer, Italian grey floor tiles, double radiator, shelving to wall, plug sockets, cupboard housing Ideal Logic combi boiler and additional cupboards (soft closing).

Landing

15'6" x 6'9" (4.72m x 2.06m)

Grey carpet to stairs, wooden hand rail, white balustrade unit. Wrap around landing, grey carpet to floor, uPVC double glazed opaque window to side elevation, two centre ceiling lights, double radiator, loft access (advised by vendor loft has power and light).

Master Bedroom

12'10" x 10'8" (3.91m x 3.25m)

uPVC double glazed window to front elevation, grey carpet to floor, double radiator, tv aerial point. Fitted wardrobes with mirrored frontage, heating control, space to site further bedroom furniture as desired, centre ceiling light, plug sockets.

En-Suite Shower Room

5'4" x 7'2" (1.63m x 2.18m)

Fully tiled double shower cubicle with combi shower

and separate hand held attachment, low level w.c. flush, wall mounted sink with mixer tap. Halogen spotlights to ceiling, grey Spanish floor tiles, heated bathroom mirror with light, wi-fi, shaver point, de-mister, chrome radiator, uPVC double glazed opaque window to rear elevation.

Bedroom Two

10'8" x 9'6" (3.25m x 2.90m)

Spacious and light filled room with uPVC double glazed window to front elevation and uPVC double glazed window to side elevation, centre ceiling light, grey carpet to floor, double radiator, plug sockets. Space to site bedroom furniture as desired.

Bedroom Three

10'8" x 9'5" (3.25m x 2.87m)

uPVC double glazed window to side elevation, grey carpet to floor, double radiator, plug sockets, centre ceiling light. Space to site bedroom furniture as desired.

Bedroom Four

7'5" x 6'11" (2.26m x 2.11m)

uPVC double glazed window to front elevation, grey carpet to floor, double radiator, plug sockets, centre

ceiling light. Space to site bedroom furniture as desired.

Family Bathroom

5'7" x 7'11" (1.70m x 2.41m)

Three piece suite comprising bath with electric shower over and hand held attachment, wall mounted sink with mixer tap, low level w.c. flush. Partial grey tiling to walls, chrome radiator, vent to ceiling, heated bathroom mirror with light and shaver-point, uPVC double glazed opaque window to side elevation, Spanish grey floor tiles.

External

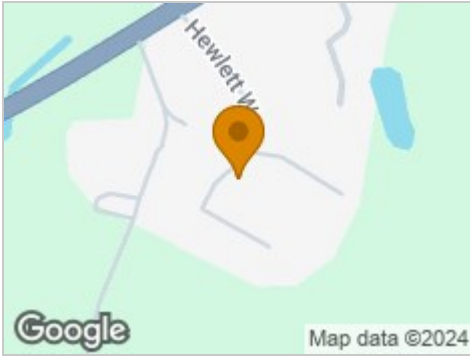
Gardens to Front, Side and Rear Mainly Laid To Lawn with Flowers and Shrubs to Borders, Plants and Trees. Beautiful Porcelain Tiles to The Rear and Side. Stunning Bar/Kitchen Area for Outdoor Entertaining on Those Sunny Evenings!

Walled Garden.

Driveway for Off Road Parking to Side of Property and Detached Single Garage.



Road Map



Hybrid Map



Terrain Map



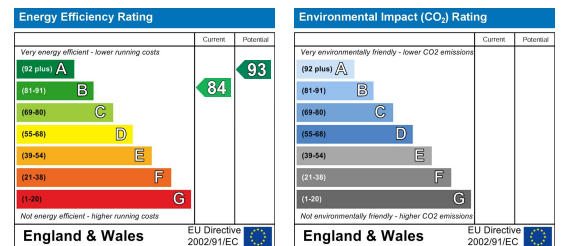
Floor Plan



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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