



## 7 Bristle Hall Way

Westhoughton, BL5 3QA

Offers over £355,000



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## Ground Floor

Entering through the uPVC double glazed door with obscured glass patterned inserts into the welcoming entrance hallway.

## Entrance Hallway

15'4" x 6'4" (4.67m x 1.93m)

Spacious Entrance Hallway with modern tiling to floor, centre ceiling light, radiator, alarm panel, plug socket.

## Downstairs wc

6'0" x 3'0" (1.83m x 0.91m)

Vanity sink with mixer tap and storage cupboard below, low level wc flush. Centre ceiling light, modern tiled flooring, partial tiling to walls, chrome radiator, uPVC double glazed opaque window to front elevation.

## Lounge

16'11" x 10'6" (5.16m x 3.20m)

Spacious Lounge with uPVC double glazed bay window to front elevation allowing plenty of natural light into the room, centre ceiling light, beautiful tiled wall with inset wall mounted gas fire, two double radiators, carpet to floor, plug sockets, tv aerial point.

## Kitchen / Diner

18'1" x 10'4" (5.51m x 3.15m)

Ultra modern kitchen diner fitted with a range of high gloss soft closing base and wall units with black complimentary work surfaces over, one and half bowl stainless steel sink with mixer tap and drainer, partial tiling to walls, space for dishwasher, built in oven and gas hob with stainless steel extractor fan above, space for fridge freezer, plug sockets, two centre ceiling lights, modern tiling to floor, modern grey tall radiator, under stairs storage cupboard, two uPVC double glazed windows allowing plenty of natural light into the room and overlooking the private rear garden.

## Utility Room

8'4" x 7'3" (2.54m x 2.21m)

Beige wall and base units with complimentary cream work surfaces over, stainless steel sink unit with mixer tap, tiling to walls, centre ceiling light, tiling to floor, space to site tumble dryer and space to site washing machine, wall mounted

Worcester combi boiler, uPVC double glazed opaque window to rear elevation, uPVC double glazed door with glass obscured insert to rear elevation.

## Conservatory

9'10" x 7'6" (3.00m x 2.29m)

Patio doors leading from kitchen/diner through to conservatory. Centre ceiling light, tiled floor, uPVC double glazed windows to side and rear elevations, patio doors leading to rear garden with private outlook. Plug sockets.

## First Floor / Landing

7'4" x 10'4" (2.24m x 3.15m )

Carpet to stairs, white balustrade unit with chrome spindles. Spacious L shape landing with grey carpet to floor, loft access (advised by vendor has power and light), centre ceiling light, radiator.

## Master Bedroom

10'7" x 10'6" (3.23m x 3.20m)

uPVC double glazed window to rear elevation with private outlook over open land, tv aerial point, radiator, centre ceiling light. Built in double wardrobe with mirrored frontage.

## En-Suite Shower Room

7'1" x 4'9" (2.16m x 1.45m )

Shower cubicle with combi shower, vanity sink unit with storage below, low level wc flush, Fully tiled walls, chrome radiator, spotlights to ceiling, uPVC double glazed opaque window to side elevation.

## Bedroom Two

17'3" x 7'3" (5.26m x 2.21m)

Two uPVC double glazed windows (one to front elevation and one to the rear elevation), two double radiators, carpet to floor, plug sockets, loft access.

## Bedroom Three

11'5" to wardrobes x 9'7" (3.48m to wardrobes x 2.92m)

uPVC double glazed window to front elevation, centre ceiling light, carpet to floor, tv aerial point, plug sockets, radiator. Built in double wardrobes with mirrored frontage.

### Bedroom Four

7'4" x 9'11" (2.24m x 3.02m)

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

### Family Bathroom

6'5" x 6'3" (1.96m x 1.91m)

uPVC double glazed opaque window to rear elevation. Vanity sink with mixer tap and storage below, low level wc flush, bath with shower over. Fully tiled walls, modern vinyl flooring, vent, ceiling spotlights, chrome radiator.

### External

Front: Large driveway for ample off road parking and garden mainly laid to lawn.

Rear: Large private rear garden (not overlooked) mainly laid to lawn with borders stocked with flower and shrubs, Indian stone patio entertaining area, plus second patio area, rockeries with trees, shrubs and flowers, outdoor barbeque area. Garden shed and fenced panelled boundaries. Gated site access.

### Integral Garage

Power and light, fuse box, tiling to floor. Part of the garage was used for the utility room.

### 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.

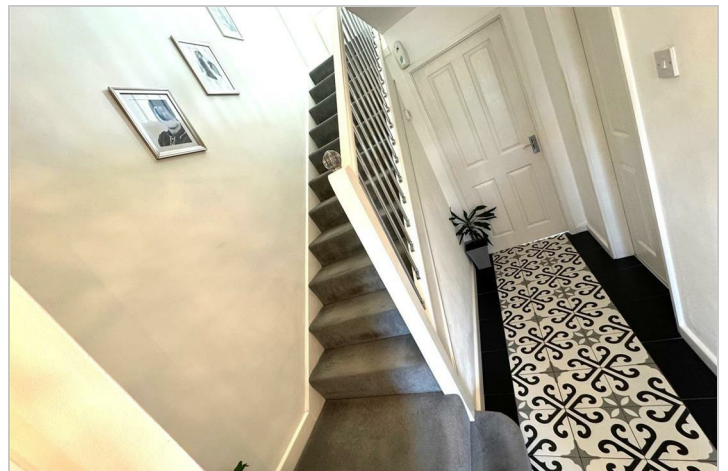
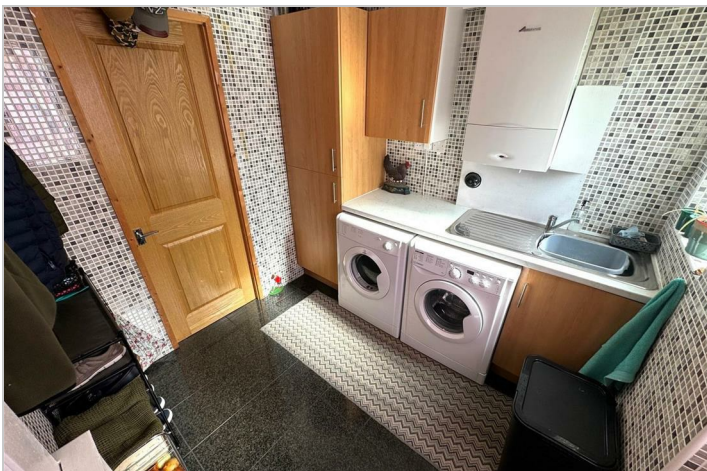
### Council Tax

We understand the property is in council tax band D this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

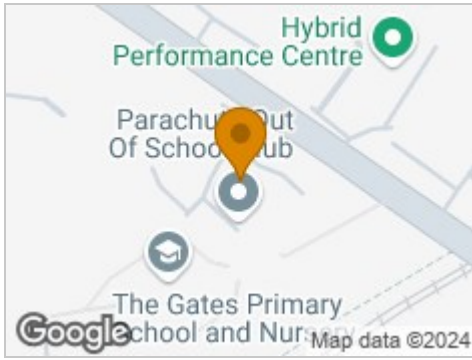
### Disclaimer

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



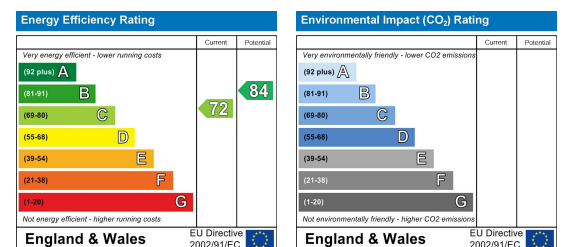
## Floor Plan



## 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



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.