



118 Dobb Brow Road

Westhoughton, Bolton, BL5 2BA

Offers in the region of £449,995



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### Ground Floor

Composite uPVC entrance door with glazed inserts leading to the porch area.

### Porch area

Porch with windows to either side, ceiling spotlights, tiling to floor. Leading through to the spacious open plan dining and kitchen area.

### Open Plan Dining & Kitchen area

27'8" x 13'2" (8.43m x 4.01m)

Kitchen - Beautiful MAGNET fitted kitchen with cream high gloss soft closing wall and base units and stunning granite work surfaces, one and half bowl stainless steel sink with mixer tap, built in Range cooker (5-ring hob) with extractor fan above, glass splash backs in grey, part tiling to walls, ceiling spotlights, coving, marble flooring. Space for large American fridge freezer, integrated dishwasher, plug sockets, breakfast bar with granite work surface, uPVC double glazed window to rear elevation.

Dining Area - uPVC double glazed window to front elevation, marble tiling to both kitchen and dining areas, plug sockets, three radiators, coving, centre ceiling light.

### Utility Room

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

Plumbed for auto washer, condensing dryer, cupboard housing the Worcester combination boiler (advised by vendor 2 years old), cream high gloss wall and base units (soft closing), granite work surfaces, radiator, ceiling spotlights, uPVC double glazed door with glass insert panel leading to rear garden.

### Lounge

17'9" x 15'9" (5.41m x 4.80m)

Entering through double doors to the light filled lounge, two uPVC double glazed windows to side elevation, french doors leading to the beautiful rear garden. Karndean flooring, double radiator, plug sockets, coving, two wall lights, tv aerial point.

### Inner Hallway

Marble floor, storage cupboard with shelves, light socket, radiator, plug sockets, uPVC double glazed window to front elevation, centre ceiling light.

### Downstairs Wc

5'4" x 4'3" (1.63m x 1.30m)

Marble floor, pedestal sink with mixer tap, low level Wc flush, centre ceiling light, fully tiled walls, radiator, mirror to wall, extractor fan.

### Family Room / Study

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

uPVC double glazed window to front elevation, radiator, wooden flooring, centre ceiling light, plug sockets.

### First Floor

Stairs with white balustrade unit with chrome spindles. Landing area with centre ceiling light, plug socket, alarm panel, two radiators, grey carpet.

### Master Bedroom En-Suite

17'1" x 13'8" (5.21m x 4.17m)

Stunning light filled bedroom with three uPVC double glazed windows (two to side elevation and one to rear elevation), centre ceiling fan light, grey carpet, two double radiators, plug sockets, coving. Fitted wardrobes and further space for bedroom furniture as desired, tv aerial point.

### En-Suite

8'9" x 6'4" (2.67m x 1.93m)

Spacious En-suite comprising vanity sink unit with storage cupboard below, grey tiling to floor, partial tiling to walls, spot lights to ceiling, built in drawer unit and mirror. Archway through to separate area with large shower cubicle and jet wash power shower with separate hand held shower attachment, low level Wc flush, chrome radiator, fully tiled walls and ceiling spotlights.

### Bedroom Two

15'9" x 9'1" (4.80m x 2.77m)

Larger than average double bedroom with two uPVC double glazed windows to front elevation, grey carpet to floor, space to site bedroom furniture as desired, centre ceiling fan light, double radiator, tv aerial point, plug sockets.

### Bedroom Three

7'1" x 9'6" (2.16m x 2.90m)

Further double bedroom with uPVC double glazed window to rear elevation overlooking rear garden, centre ceiling light, double radiator, grey carpet to floor, space to site bedroom furniture as desired, plug sockets, tv aerial point.

### Bathroom

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

Comprising Bath with combi shower over and hand held attachment, shower screen, low level Wc flush, vanity sink unit with storage below, pedestal sink with mixer tap. Chrome radiator, tiling to walls, extractor fan, spotlights to ceiling, porcelain tiling to floor, wall mirror.

### Bedroom Four

9'8" x 8'2" (2.95m x 2.49m)

uPVC double glazed window to front elevation, centre ceiling fan light, plug sockets, space to site bedroom furniture as desired, tv aerial point.

### L-Shape Corridor

Double radiator, grey carpet to floor. Leading to bedroom five (loft room). Grey carpet to stairs, white wooden balustrade unit.

### Bedroom Five

15'1" x 9'8" (4.60m x 2.95m)

Larger than average bedroom with velux skylight, grey carpet to floor, double radiator, centre ceiling strip light.

### Dressing Area

8'5" x 4'9" (2.57m x 1.45m)

Strip light to ceiling, built in wardrobe space. Leading into spacious en-suite.

### En-Suite

8'2" x 7'4" (2.49m x 2.24m)

Light filled room with velux skylight, vanity sink unit with storage below, shower cubicle with jet wash shower and separate hand held attachment, low level Wc flush. Ceiling spotlights, storage space in eaves, chrome radiator, laminate flooring.

### Rear Garden

Large and private rear garden with mainly laid to lawn and indian stone paving, decking area with seating for entertaining on those lovely sunny evenings! Brick outhouse. Gated access to side of property. Fenced panelled boundaries.

### Front

Decking Area with Seating.

Large Driveway to front and side for off parking for upto six vehicles.

### Tenure

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 D this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

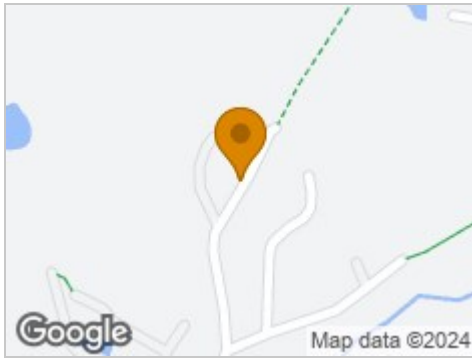
### Disclaimer

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



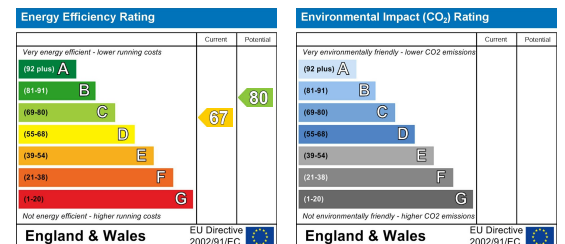
## Floor Plan



## 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



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