



52 Landemans, Bolton, BL5 2QJ
Offers In The Region Of £275,000

Four bedroom detached family home in need of modernisation. Located just minutes from the M62 motorway network with strong links to Manchester, Preston, Blackburn and beyond. Westhoughton Train Station and Town Centre is also within walking distance, which offers an abundance of amenities such as shops, bars, cafes, supermarkets and plenty of convenience stores. In brief the property comprises of; entrance hall, lounge, dining kitchen, dining room and morning room to the ground floor. To the first floor are four bedrooms, master featuring en-suite and a family bathroom. Externally the property offers off road parking, garage and front and rear gardens. OFFERED WITH NO ONWARD CHAIN EARLY VIEWING ADVISED

ENTRANCE HALL

Stairs leading to first floor, double doors to lounge.

LOUNGE 15'1" x 11'9" (4.60m x 3.60m)

Timber frame window to front aspect, door to kitchen.

DINING KITCHEN 14'5" x 8'11" (4.40m x 2.72m)

Timber frame window to rear aspect. Door to dining room, door giving access to rear garden.

DINING ROOM 11'9" x 9'1" (3.60m x 2.78m)

Open to sun room.

SUN ROOM 8'11" x 4'9" (2.72m x 1.45m)

STAIRS LANDING

Stairs rising to first, doors to all bedrooms and bathroom.

MASTER BEDROOM 18'8" x 9'1" (5.70m x 2.78m)

Timber frame to front aspect.

EN-SUITE 6'2" x 5'11" (1.88m x 1.81m)

Timber frame to rear aspect.

BEDROOM TWO 13'3" x 8'5" (4.05m x 2.59m)

Timber frame to front aspect.

BEDROOM THREE 10'9" x 8'5" (3.28m x 2.57m)

Timber frame to rear aspect.

BEDROOM FOUR 9'0" x 5'9" (2.75m x 1.77m)

Timber frame to rear aspect.

FAMILY BATHROOM 9'6" x 5'6" (2.92m x 1.68m)

Timber frame to rear aspect.

EXTERIOR FRONT

Garden laid mainly to lawn, paved driveway leading to integral garage. Timber gate giving access to rear.

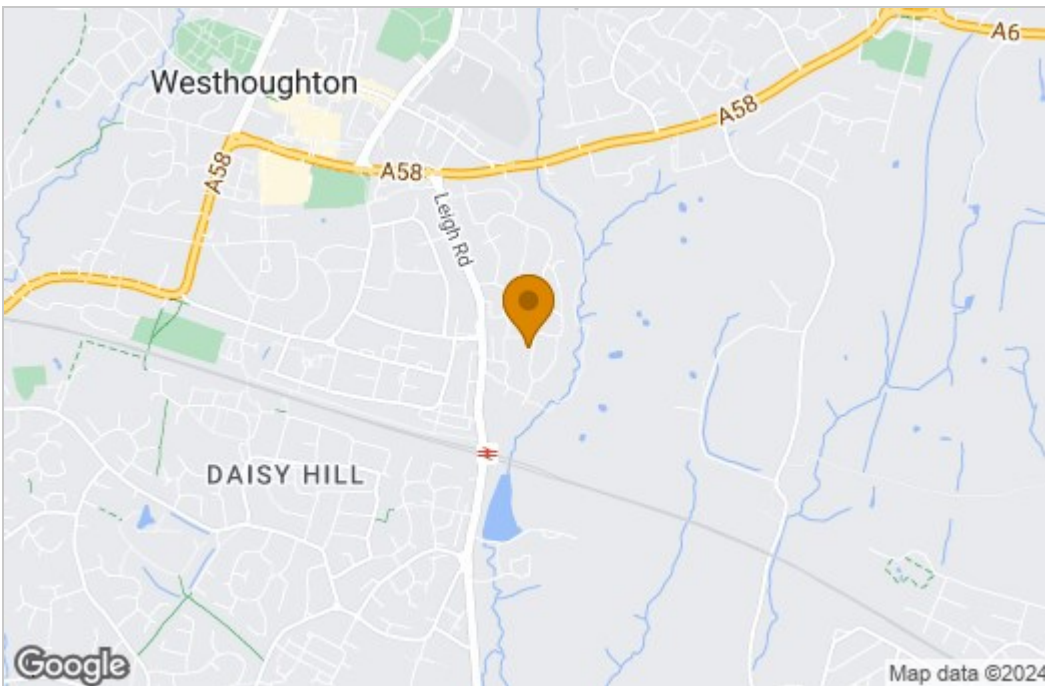
GARAGE 9'6" x 5'6" (2.92m x 1.68m)

EXTERIOR REAR

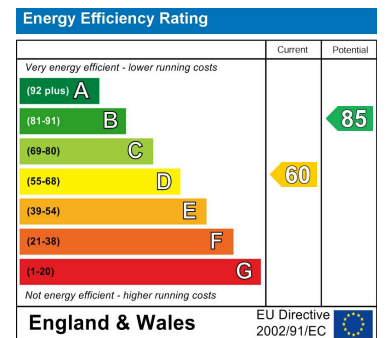
Fully paved with established plants and shrubs to borders.

Floor Plan

Area Map



Energy Efficiency Graph



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