



32 Churnet Close, Bolton, BL5 3LF

Offers Over £299,000

A rare opportunity to purchase this three bedroom detached true bungalow situated in quiet cul-de-sac and within walking distance to Westhoughton Town Centre which offers an abundance of amenities such as shops, bars, cafes, supermarkets and plenty of convenience stores. Briefly comprises, large lounge, inner hall, bathroom, three bedrooms, kitchen with built in appliances. Externally there are beautiful wrap around gardens to the rear and to the front there is a long drive leading to an attached garage with up and over door, power and light. OFFERED WITH NO ONWARD CHAIN EARLY VIEWING IS HIGHLY ADVISED

ENTRANCE

Access is via a wood composite door, radiator. Doors to lounge, kitchen, all bedrooms and bathroom. Loft access which is boarded with a pull down ladder and lighting.

LOUNGE 12'10" x 19'7" (3.93m x 5.98m)

UPVC double glazed windows to front aspect, three radiators, living flame coal effect fire to marble surround.

KITCHEN 11'2" x 7'5" (3.41m x 2.27m)

Fully fitted kitchen with integral fridge, freezer, washer and dishwasher. Built in oven, hob with extractor over. UPVC double glazed door and window to rear garden.

BEDROOM ONE 10'2" x 10'6" (3.10m x 3.22m)

UPVC double glazed window to rear aspect, radiator, fitted wardrobes.

BEDROOM TWO 13'4" x 8'8" (4.07m x 2.66m)

UPVC double glazed patio doors to rear aspect, radiator. Built in cupboard.

BEDROOM THREE 6'9" x 8'8" (2.06m x 2.66m)

UPVC double glazed window to side aspect, radiator, fitted wardrobes.

BATHROOM 6'6" x 7'5" (1.99m x 2.27m)

Recently fitted bathroom suite comprising of panelled bath with shower over, sink and toilet to vanity unit. Tiled walls and laminate flooring. UPVC double glazed window to side aspect, vertical chrome radiator.

EXTERIOR FRONT

Long paved driveway allowing ample off road parking leading to an attached garage. Garden laid to lawn with established shrubs to borders.

EXTERIOR REAR

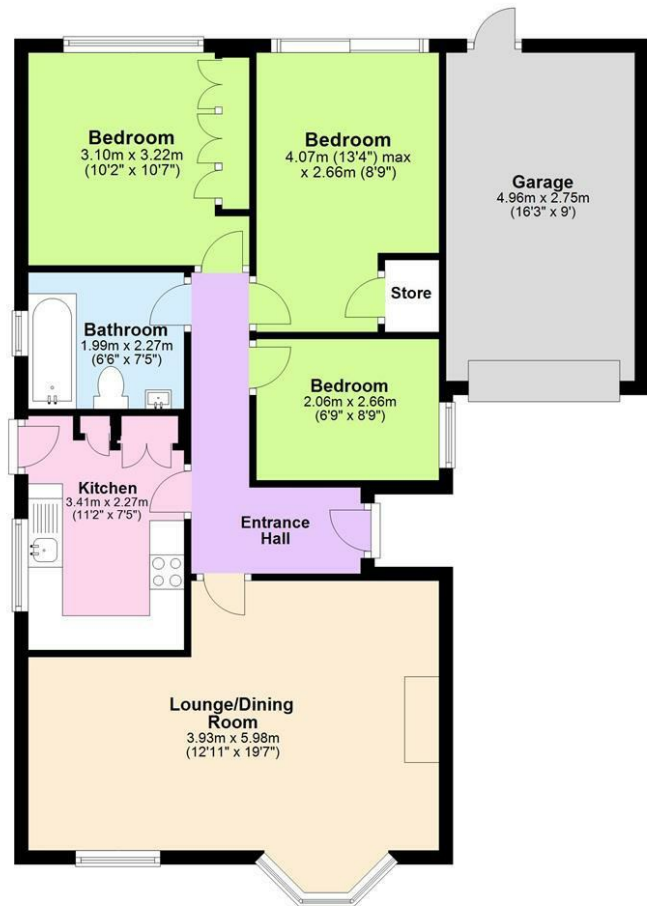
Beautifully maintained wrap garden laid to lawn with well established shrubs and trees. Good size paved patio.

GARAGE 16'3" x 9'0" (4.96m x 2.75m)

UPVC double glazed windows to and door to rear aspect.. Up and over door, work benches, shelving, power and light.

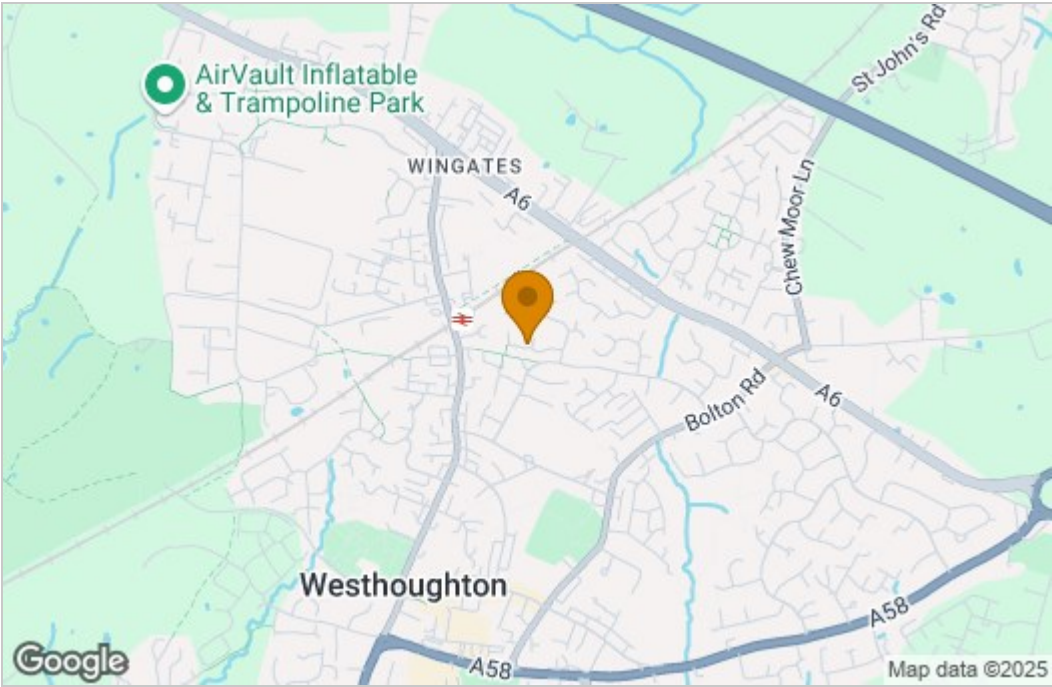
Floor Plan

Ground Floor

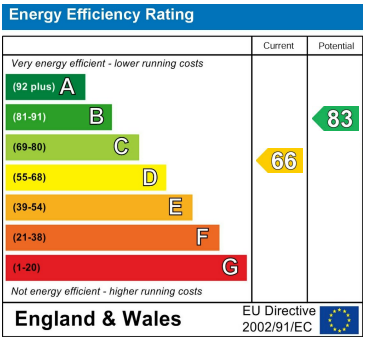


Total area: approx. 82.1 sq. metres (884.1 sq. feet)

Area Map



Energy Efficiency Graph



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