



**57 France Street, Westhoughton, BL5 2HP**

**Price £350,000**

Copelands are delighted to offer to the market this 4 bed detached family home located within walking distance of outstanding local schools, including the Ofsted "Outstanding" Eatock Primary School, walking distance to Daisy Hill train station and being just minutes from the local motorway network with strong links to Manchester, Preston, Blackburn and beyond. Easy access to Westhoughton Town Centre which offer an abundance of amenities such as shops, bars, cafes, supermarkets and plenty of convenience stores. For its Westhoughton centre is within a five minute drive which is a thriving area full of local and high street shops, boutiques, bars & restaurants, perfect for those who like to shop and socialise. Briefly comprises of entrance hall, spacious lounge leading to a large open plan kitchen dining room, utility room, separate shower room. To the first floor are four bedrooms and family bathroom. Exterior front has a large paved drive allowing off road parking for several cars that leads to a large detached double garage. To the rear is a large garden laid to lawn, large paved patio. Large storage shed. OFFERED WITH NO ONWARD CHAIN EARLY VIEWING IS STRONGLY ADVISED .... DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING PERMISSION

### ENTRANCE HALL

Access is via a composite door, stairs leading to first floor, double doors to store cupboard and door to lounge. Designer curved radiator.

### LOUNGE 16'10" x 11'11" (5.14m x 3.64m)

UPVC double glazed window to front aspect, log burner, radiator, double doors leading to dining kitchen.

### KITCHEN 10'11" max x 24'11" (3.35m max x 7.60m )

Fitted with a range of wall and base units with built in single ovens, steam oven, microwave, dishwasher and fridge freezer. Breakfast bar with 5 ring gas hob with remote extractor above with lighting built in. UPVC double glazed windows to front and rear aspects. Door leading to utility.

### DINING AREA

French doors giving access to rear patio, double doors to lounge, door to under stairs storage cupboard.

### UTILITY 8'10" x 5'0" (2.71m x 1.53m)

Plumbed for washer, space for dryer, condensing boiler, composite door giving access to rear garden, door to shower room.

### SHOWER ROOM 8'10" x 4'8" (2.71m x 1.44m)

Enclosed double walk in shower, hand wash basin and toilet. UPVC double glazed window to rear aspect. Anthracite vertical radiator.

### STAIRS LANDING

Stairs leading to first floor with a feature venetian plaster.wall.

### BEDROOM ONE 14'10" x 9'0" (4.53m x 2.75m)

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

### BEDROOM TWO 10'11" x 8'7" (3.34m x 2.62m)

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

### BEDROOM THREE 10'11" x 7'6" (3.34m x 2.29m)

UPVC double glazed window to front aspect, radiator.

### BEDROOM FOUR 8'6" x 6'0" (2.60m x 1.83m)

UPVC double glazed window to front aspect, radiator.

### BATHROOM 5'6" x 7'6" (1.68m x 2.29m)

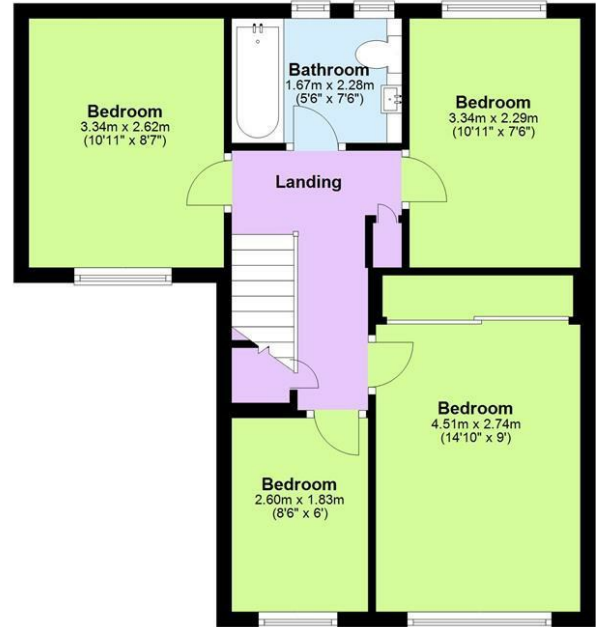
Panelled bath with shower over, toilet and wash hand basin to vanity unit, radiator, UPVC double glazed window to rear aspect.

# Floor Plan

## Ground Floor



## First Floor



Total area: approx. 101.3 sq. metres (1090.7 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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