



3 Rectory Gardens, Westhoughton

£270,000 Freehold

Recently Fully Updated and Modernised • No Chain • Tastefully Decorated Throughout • Large Four Car Driveway
• Semi Detached Bungalow • Cul-De-Sac • Popular Residential Location • Under Floor Heating •
Conservatory/Sun Room • Indian Stone Patio



Stunning 2-bed bungalow with contemporary elegance & meticulous attention to detail. Recently renovated with underfloor heating, conservatory & Indian stone patio. Private oasis with beautiful rear garden, al fresco dining area, wood shed & fenced border. Ample parking & serene outdoor sanctuary.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Ent Hallway

3' 2" x 6' 8" (0.97m x 2.03m)

Entrance hallway with turret style upvc window, fully carpeted, warmed via single radiator and upvc door.

Lounge

12' 2" x 17' 8" (3.71m x 5.38m)

A spacious family room with large upvc window, electric vapour fire with marble surround, multiple power points and warmed via single radiator.

Kitchen

11' 5" x 8' 9" (3.48m x 2.67m)

A spacious family kitchen with high quality integrated appliances. sink under upvc window, vinyl flooring, under counter lighting, a range of fitted base and wall units, tiled splash backs, ceiling spot lighting and warmed via single radiator.

Conservatory/Sun Room

10' 5" x 10' 2" (3.18m x 3.10m)

A spacious conservatory sun room part brick construction with upvc windows and French doors, laminate flooring, two ceiling Velux windows, wall mounted T.V aerial and power points, ceiling spot lighting and warmed via under floor heating.





Shower Room

5' 7" x 6' 5" (1.70m x 1.96m)

A three piece shower room with separate shower cubicle, wash basin with vanity unit under, low level WC, frosted upvc window, heated towel rail, non slip vinyl flooring and ceiling spot lighting.

Bedroom One

12' 8" x 12' 10" (3.86m x 3.91m)

A large double room with built in wardrobes and chest of drawers, upvc window, multiple power points, wall mounter reading lamps, fully carpeted and warmed via single radiator.

Bedroom Two

8' 8" x 8' 9" (2.64m x 2.67m)

A single bedroom with multiple power points, upvc sliding doors, under floor heating and fully carpeted.









REAR GARDEN

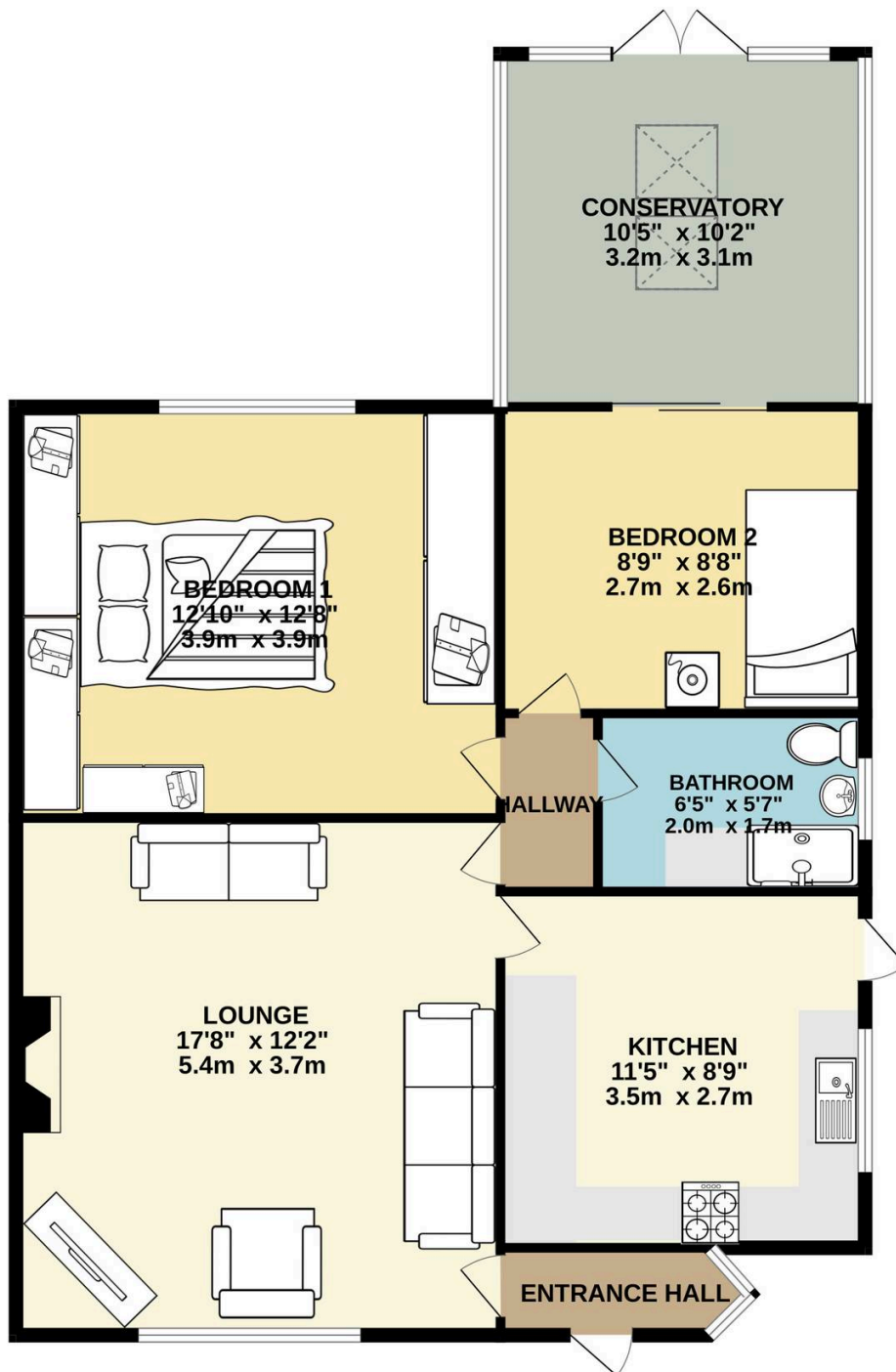
A private beautifully maintained rear garden with Indian stone flagged patio ideal for al fresco dining , well stocked flower beds, mature grassed lawn, external power pint and water faucet, wood storage shed and fenced border.

FRONT GARDEN

A mature grassed lawn with well stocked flower beds creating and attractive border, side driveway and path front door access.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

You can include any text here. The text can be modified upon generating your brochure.

You can include any text here. The text can be modified upon generating your brochure.