



**7 Sedgwick Close, Westhoughton**  
Bolton

Offers in Region of **£370,000**



## 7 Sedgwick Close

Westhoughton, Bolton

Spacious 4 bed, 3 reception cul-de-sac home in sought-after area with great access to amenities, M61, train station, and good schools. Ideal family home. Viewings highly recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Freehold
- Detached Property
- Four Bedrooms
- Modern En-suite to Master Bedroom
- Three Reception Rooms
- Attached Garage
- Large Driveway
- Gardens to Front and Rear
- Sought After Location
- Viewing Highly Recommended



### **Entrance Hallway**

Double glazed door leading to a welcoming hallway, stairs leading to first floor, neutral decor, central heating radiator, porcelain flooring.

### **Lounge**

11' 3" x 15' 2" (3.42m x 4.62m)

Light and spacious room with double glazed window to front aspect, living flame gas fire with wooden surround, central heating radiator, double doors leading to dining room, hardwood flooring.

### **Dining room**

10' 1" x 10' 8" (3.07m x 3.25m)

Another good size room with double glazed patio doors leading into the conservatory, neutral decor, central heating radiator, hardwood flooring.

### **Conservatory**

11' 3" x 11' 0" (3.42m x 3.35m)

Light and airy conservatory with double glazed french doors leading to the rear garden, central heating radiator, hardwood flooring.

### **Kitchen**

13' 10" x 10' 6" (4.22m x 3.19m)

Fitted kitchen with a range of wall and base units with worktops over, integrated appliances include; two built in ovens, five gas hob with extractor fan over, dishwasher, fridge and freezer. Composite sink with drainer and mixer tap, splashbacks, spotlights, storage cupboard. Double glazed window to rear and side aspect. Porcelain flooring.

### **Utility Room**

4' 11" x 6' 5" (1.50m x 1.96m)

Fitted wall and base unit with worktop over, plumbing for washing machine, space for dryer, central heating radiator, double glazed hardwood door to side aspect, porcelain flooring.





### Utility Room

4' 11" x 6' 5" (1.50m x 1.96m)

Fitted wall and base unit with worktop over, plumbing for washing machine, space for dryer, central heating radiator, double glazed hardwood door to side aspect, porcelain flooring.

### WC

3' 0" x 6' 4" (0.91m x 1.92m)

Double glazed window to side aspect, two piece suite comprising of; Low level WC, hand wash basin, neutral decor, central heating radiator, porcelain flooring.

### Landing

Loft access, storage cupboard, laminate flooring.

### Master bedroom

13' 2" x 13' 1" (4.02m x 4.00m)

Good size master bedroom served by en-suite with double glazed window to front aspect, built in wardrobes, neutral decor, central heating radiator, carpeted.

### En-suite

A modern three piece suite comprising of; Low level WC, hand wash basin into vanity unit, shower cubicle, decorative tiled walls, heated towel rail, spotlights, LED mirror, Double glazed window to side aspect, vinyl flooring.

### Bedroom 2

10' 11" x 13' 5" (3.34m x 4.08m)

Another good size bedroom with double glazed window to front aspect, built in wardrobes, neutral decor, central heating radiator, laminate flooring.

### Bedroom 3

9' 9" x 10' 0" (2.96m x 3.05m)

Double glazed window to rear aspect, neutral decor, central heating radiator, laminate flooring.



**Bedroom 3**

9' 9" x 10' 0" (2.96m x 3.05m)

Double glazed window to rear aspect, neutral decor, central heating radiator, laminate flooring.

**Bedroom 4**

7' 11" x 10' 6" (2.41m x 3.19m)

Double glazed window to rear aspect, neutral decor, central heating radiator, laminate flooring.

**Bathroom**

6' 2" x 6' 3" (1.87m x 1.90m)

A modern fully tiled three piece bathroom in white comprising of, Low level WC with concealed cistern with hand wash basin into vanity unit, bath with shower over. Decorative tiled walls, spotlights, heated towel rail. Double glazed window to side aspect, tiled flooring.

**Attached Garage**

Up and over door with wall and base units fitted, electric and light fitted. Hardwood double glazed door to side aspect.





### **GARDEN**

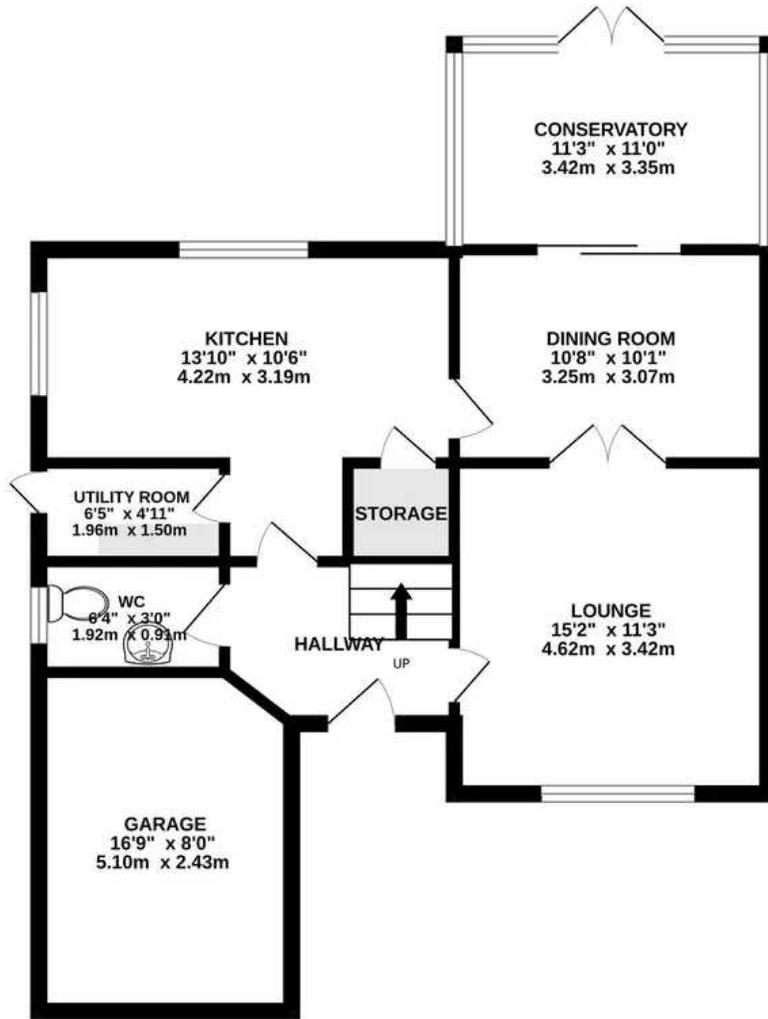
Up and over door with wall and base units fitted, electric and light fitted. Hardwood double glazed door to side aspect.

### **ON DRIVE**

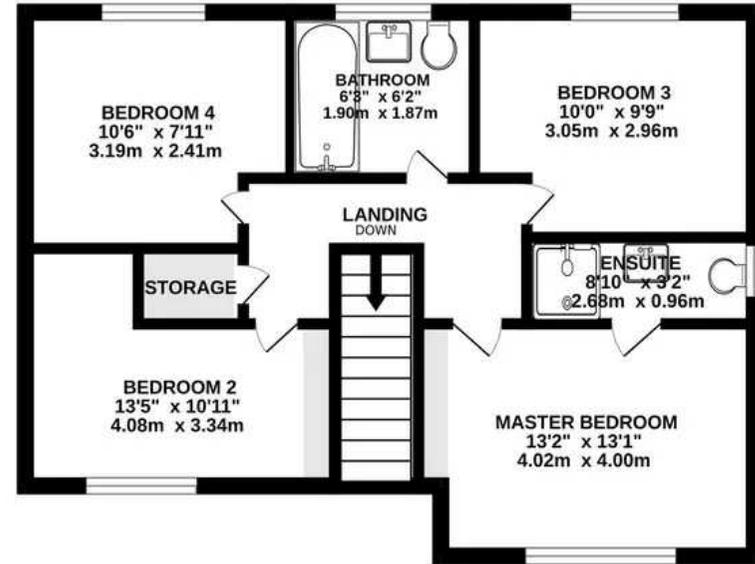
2 Parking Spaces



GROUND FLOOR



1ST 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 ©2023



## Price & Co Properties

50 Chorley Road, Westhoughton - BL5 3PR

01204 365 555 • [enquiries@priceandcoproperties.com](mailto:enquiries@priceandcoproperties.com) • [priceandcoproperties.com/](http://priceandcoproperties.com/)