



14 Farleigh Close, Westhoughton
£385,000

Miller Metcalfe
Every step of the way

14 Farleigh Close

Westhoughton, Bolton

FANTASTIC FAMILY HOMECUL DE SAC LOCATION*** CONSERVATORY***MODERN FITTED KITCHEN*** Welcome to Farleigh Close a beautifully presented family home located in a quiet cul de sac position. Situated just off Chew Moor Lane with a host of local amenities just a short distance to Westhoughton Centre. Perfect for the commuter in mind with the M61, Westhoughton and Lostock Train station just a short distance away. In brief the property comprises, entrance hall, lounge which opens to a dining room, modern fitted high gloss kitchen, conservatory with insulated roof and guest wc. Rising to the first floor there are four bedrooms three of which have fitted wardrobes, the master bedroom benefits from its own en-suite facilities. The family bathroom completes the first floor. Externally to the front is a driveway providing off street parking which leads to an integral garage. The rear garden is lawned with a patio area and is fully enclosed.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

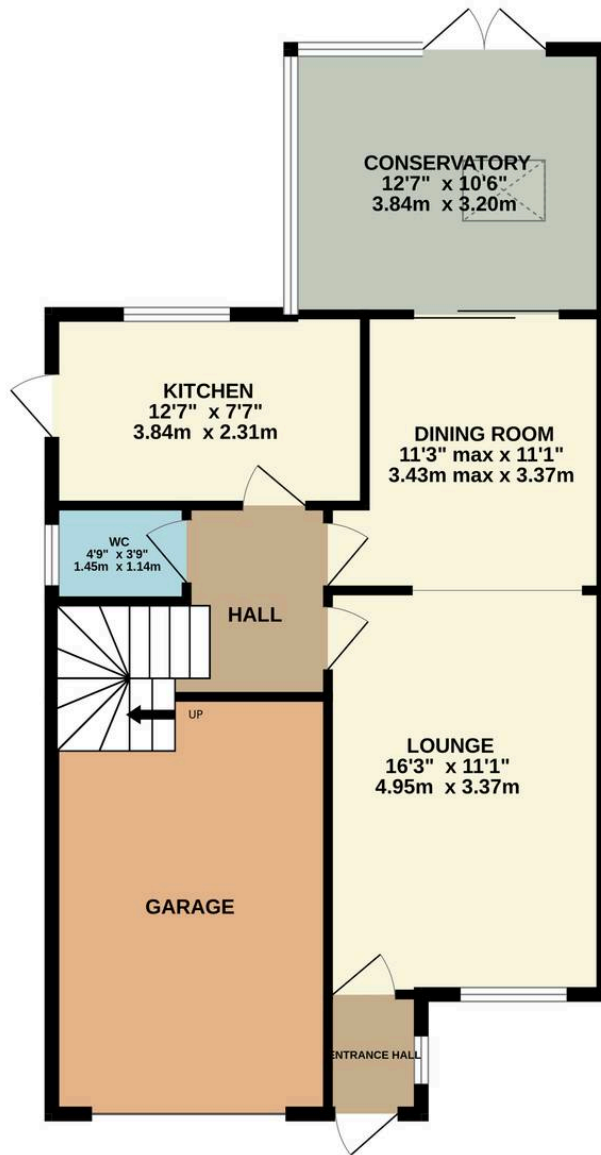




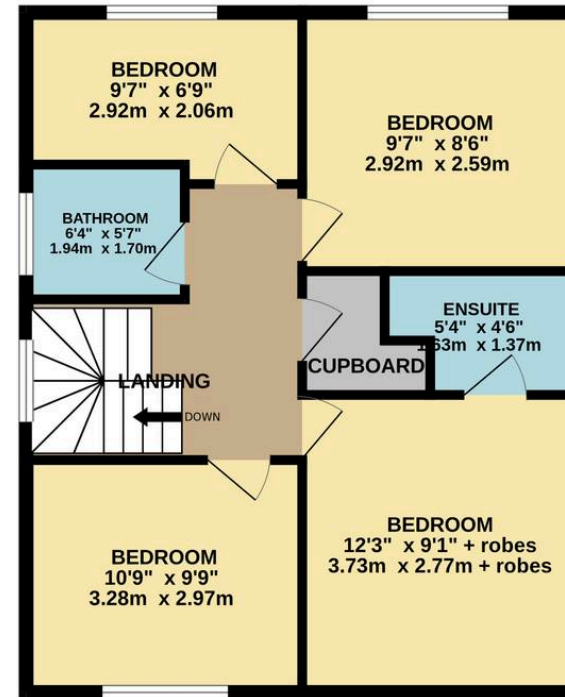




GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 sq.m.) approx.

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.
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