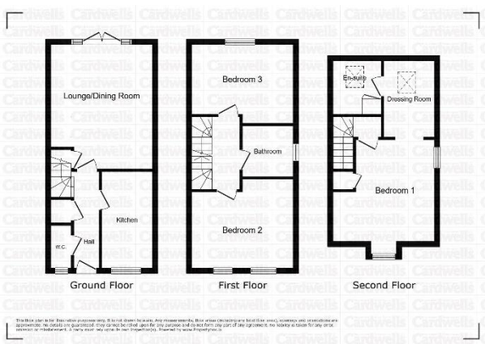



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# GREYSTONE CLOSE, WESTHOUGHTON, BL5 3ZL



- Three Storey Family Home
- Lounge/dining room
- Fitted kitchen
- Master bedroom suite
- Two further double bedrooms
- Gardens front and rear
- Detached garage
- Early viewing advised





## £250,000


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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Situated within a popular residential development on the fringe of Westhoughton, this deceptively spacious and beautifully presented three-bedroom family home is arranged over three floors and offers flexible accommodation ideally suited to modern family living. Conveniently positioned close to highly regarded schools, local amenities and excellent commuter links, the property combines practicality with contemporary comfort. The location is particularly popular with families thanks to its excellent range of nearby amenities. Westhoughton town centre offers a variety of supermarkets, independent shops, cafés, restaurants, healthcare facilities and leisure amenities, whilst larger retail and entertainment options can be found at nearby Middlebrook Retail Park. Residents also benefit from access to local parks, countryside walks and recreational facilities. Families are well served by a number of highly regarded schools within the area, including The Gates Primary School, the Outstanding-rated Sacred Heart RC Primary School and St Bartholomew's CE Primary School. Secondary education is available at Westhoughton High School and St Joseph's RC High School, both of which are readily accessible from the property. Commuters are particularly well catered for with excellent transport links nearby. Westhoughton Railway Station is approximately half a mile away and provides regular rail services to Manchester, Bolton, Wigan and surrounding areas. Daisy Hill Railway Station is also within easy reach. Regular bus services operate throughout Westhoughton, providing convenient access to Bolton town centre and neighbouring districts, whilst Junctions 4, 5 and 6 of the M61 motorway network are all easily accessible, making travel across Greater Manchester and the North West straightforward. The accommodation briefly comprises an entrance hall, guest WC, spacious lounge/dining room and a fitted kitchen to the ground floor. The first floor offers two generous bedrooms and a family bathroom, whilst the entire second floor is dedicated to an impressive principal suite featuring a spacious bedroom, dressing area and en-suite shower room. Externally, the property enjoys attractive garden areas to both the front and rear, providing outdoor space for relaxation and family enjoyment. A detached garage with power and lighting offers excellent storage and secure parking. Combining spacious family accommodation, excellent schools, convenient amenities and superb commuter links, this delightful home is certain to appeal to a wide variety of purchasers. Early viewing is strongly recommended to fully appreciate everything this property has to offer.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hall:** 12' 6" x 3' 3" (3.8m x 1m) Double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing.

**Guest w.c:** 5' 7" x 3' 3" (1.7m x 1m) Double glazed window to the front elevation. Two piece suite comprising vanity sink with storage and close coupled WC. Radiator.

**Lounge dining area:** 16' 1" x 13' 5" (4.9m x 4.1m) Double glazed to French doors to the rear elevation. Laminate floor. Radiator. Recessed spotlights.

**Kitchen:** 12' 6" x 6' 3" (3.8m x 1.9m) Double glazed window to the front elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Insert one and a half bowl sink and drainer. Four burner gas hob with extractor hood over and electric oven. Space for fridge freezer. Plumbed for washing machine and dishwasher. Tiled splashback. Radiator.

**First floor landing:** Stairs lead off the hall to the first floor landing. Stairs off to the master bedroom suite.

**Bedroom 2:** 11' 6" x 9' 10" (3.5m x 3m) Two double glazed windows to the front elevation. Fitted wardrobes. Radiator.

**Bedroom 3:** 13' 5" x 9' 10" (4.1m x 3m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

**Bathroom:** 6' 7" x 6' 7" (2m x 2m) Double glazed window to the side elevation. Three piece suite comprising bath, vanity sink and storage, close couple of WC. Tile floor.

**Master bedroom suite:** Stairs lead off the first floor landing to this level.

**Master bedroom:** 13' 1" x 13' 1" (4m x 4m) Double glazed windows to the front and side elevations. Storage cupboard. Radiator. Opens onto the

**Dressing area:** 9' 10" x 6' 7" (3m x 2m) Double glazed skylight window. Fitted wardrobes.

**En suite:** 9' 10" x 6' 7" (3m x 2m) Double glazed skylight window. Three-piece suite comprising walk in the shower, vanity sink and WC. Crome heated towel rail. Tile floor.

**Outside:** The property has a gravel garden area to the front with a rear garden enjoying a decked patio are leading to a lawn with flower bed borders. There is a detached garage en bloc, to the rear with power, lighting and a parking space in front.
Sent from my iPhone

**Viewings:** Pleaase call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, 155 years from 1 January 2005.

**Council tax:** Cardwells estate agents Bolton research indicates the property is band C £2133 per annum

**Total area:** Cardwells estate agents Bolton research indicates the property is 1068 sq ft approximately

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates the property is not in a conservation area.

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate ltd

















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