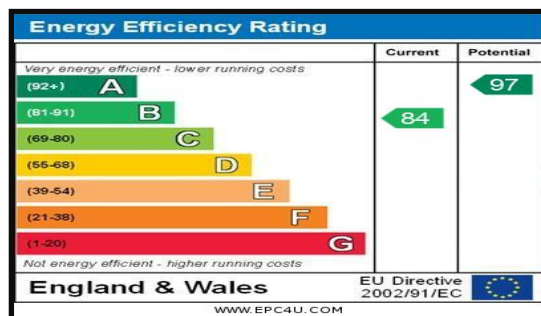




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BORSANE WAY, WESTHOUGHTON, BL5 3FD



- Beautifully presented modern semi home
- Three bedrooms
- En-suite, family bathroom & cloakroom/wc
- Spacious lounge stylish panelled feature wall
- Contem kit/dining rm with integ appliances
- Driveway parking for two vehicles
- Stunning landscaped south-facing rear garden
- Excellent access to schools, railway stations



£260,000

BOLTON

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 Est. 1982



Situated on a modern and highly sought after residential development in the heart of Westhoughton, this beautifully decorated three bedroom semi-detached home offers stylish, move in ready accommodation, ideal for first time buyers, young families and professional couples alike. The property enjoys a superb position within easy reach of excellent schools, local amenities, transport links and commuter routes, whilst boasting a stunning landscaped south facing rear garden. Upon entering the property, a welcoming entrance hallway provides access to a well presented guest cloakroom/WC. The spacious lounge is tastefully decorated and features a stylish wood panelled feature wall, creating an attractive focal point, whilst offering ample space for a large corner sofa and additional furnishings. To the rear, the impressive kitchen/dining room provides the perfect space for modern family living and entertaining. There is ample room for a substantial dining table, whilst French doors lead directly onto the rear garden, allowing natural light to flood the room. The contemporary kitchen is fitted with a range of attractive wall and base units complemented by modern work surfaces and integrated appliances including an extractor hood, four ring gas hob, electric oven, dishwasher, washing machine and fridge/freezer. The first floor offers three well proportioned bedrooms, including a generous principal bedroom benefiting from a modern three piece en-suite shower room. Completing the accommodation is a contemporary family bathroom featuring a WC, pedestal wash basin and bath with mixer tap and shower over. Externally, the property enjoys attractive kerb appeal with a lawned front garden and driveway providing off road parking for two vehicles. A side gate leads through to the exceptional south-facing rear garden, which has been thoughtfully landscaped to create an outdoor space perfect for relaxing and entertaining. Features include a substantial patio seating area, well maintained lawn, attractive planting beds and space for a garden shed.

Westhoughton continues to be one of Bolton's most popular residential locations, offering an excellent balance of suburban living and commuter convenience. The property is within easy reach of Westhoughton town centre, where a variety of shops, cafés, restaurants, supermarkets and everyday amenities can be found. Nearby retail facilities include Tesco Extra, Aldi, Lidl and the Middlebrook Retail & Leisure Park at Horwich, home to major retailers, restaurants, cinema and leisure facilities. Families are particularly well served by a range of highly regarded schools including The Gates Primary School, Sacred Heart RC Primary School, St Bartholomew's CE Primary School and Westhoughton High School. For commuters, the property offers excellent connectivity with Westhoughton Railway Station located approximately one kilometre away, providing regular services to Manchester, Bolton, Wigan and beyond. The nearby M61 motorway provides convenient access to Manchester, Preston, Blackburn and the wider North West motorway network, making this an excellent base for professionals travelling throughout the region. The area also benefits from numerous countryside walks, local parks and recreational facilities, including the picturesque Borsdane Wood Nature Reserve, Westhoughton Golf Club and several local sports clubs, ensuring plenty of opportunities to enjoy an active outdoor lifestyle. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: 4' 4" x 4' 2" (1.32m x 1.26m) Downlights, radiator.

Cloakroom w.c: 4' 10" x 4' 1" (1.48m x 1.25m) Ceiling light point, extractor fan, radiator, wc, pedestal sink, tiled floor with splashback to the walls.

Lounge: 15' 10" x 11' 0" (4.83m x 3.36m) Ceiling light point, double glazed windows to the front, radiator, under stairs storage, wood panelling feature wall.

Kitchen diner: 15' 5" x 11' 1" (4.70m x 3.38m) Downlights, double glazed windows and double glazed French doors leading onto the patio, radiator, range of fitted wall and base units with complimentary work surfaces, integrated one and half bowl stainless steel sink with mixer tap and drainer, gas hob, electric oven, dishwasher, washing machine, fridge/freezer, tiled floor with splashback to the walls.

Landing: Ceiling light point, loft access, storage cupboard.

Bedroom 1: 10' 7" x 10' 4" (3.23m x 3.15m) Ceiling light point, double glazed window to the rear overlooking the garden, radiator, door to en-suite.

En suite: 8' 2" x 4' 7" (2.48m x 1.40m) Ceiling light point, extractor fan, three piece suite incorporating a wc, sink, wall in shower cubicle, double glazed window to the side, wall mounted vertical radiator, tiled floor with splashback to the walls.

Bedroom 2: 9' 11" x 8' 6" (3.03m x 2.59m) Ceiling light point, double glazed window to the front, radiator.

Bedroom 3: 6' 8" x 6' 7" (2.04m x 2.00m) Ceiling light point, double glazed window to the front, radiator.

Family bathroom: 7' 11" x 6' 2" (2.41m x 1.88m) Ceiling light point, extractor fan, wall mounted vertical radiator, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap and shower above, tiled splashback to the walls.

Outside: To the front of the property there is driveway parking with a lawned garden. The rear garden has been landscaped and has beautiful patio area with a well kept lawned garden with raised beds to the rear.

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold. There is a service charge of £160 per annum for maintenance of the estate.

Council tax: Cardwells estate agents Bolton research indicates the property is band B £1866

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

