

Total area: approx. 103.2 sq. metres (1110.7 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.



136 Collingwood Way, Westhoughton, Bolton, Lancashire, BL5 3TT

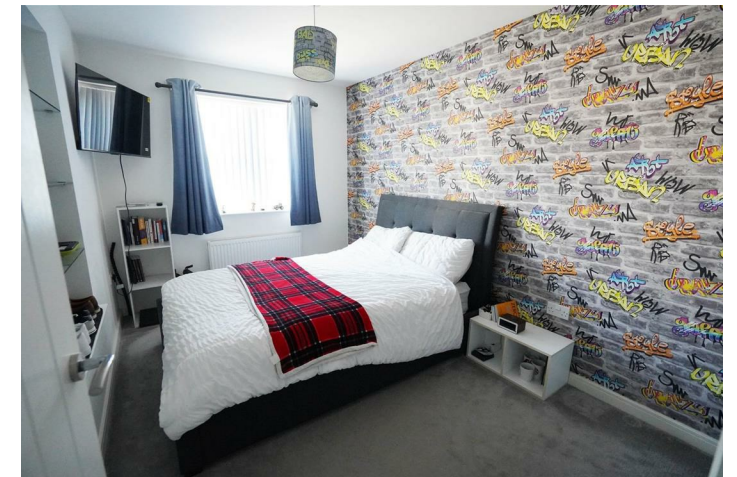
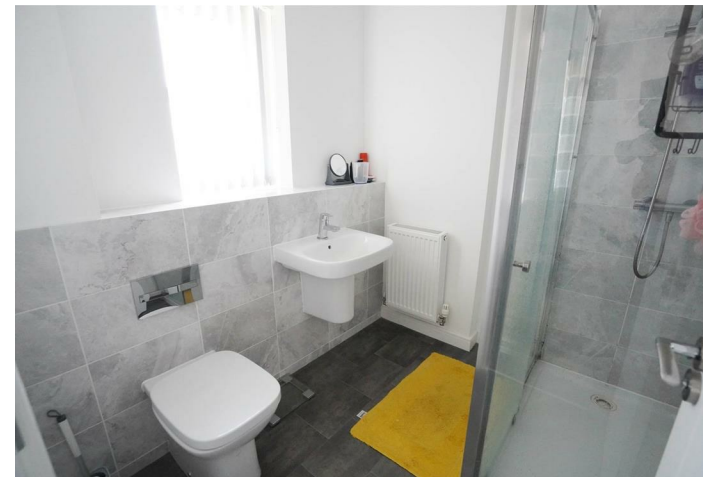
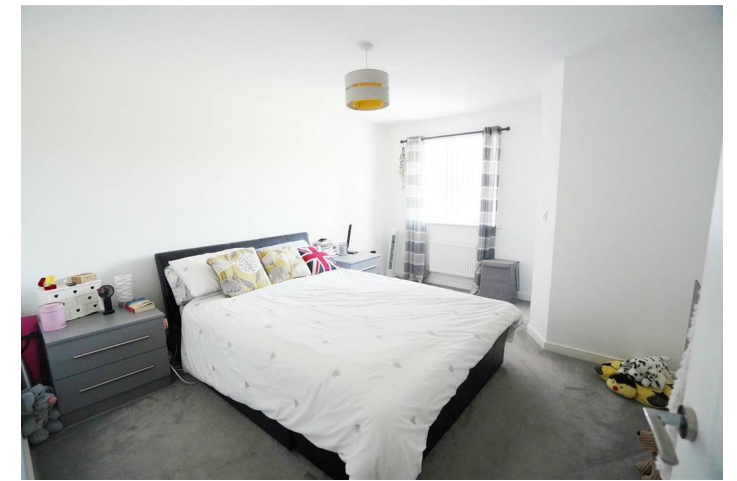
Superbly presented and deceptively spacious 4 bedroom detached. Located on this highly sought after development offering excellent accommodation with access to local amenities shops and transport routes make this a property not to be missed. The property offers a spacious lounge, large fitted dining kitchen with utility off and integral single garage t the first floor there are four generous bedrooms with en-suite to master and built in wardrobes to three bedrooms. Generous rear garden with artificial lawn and large paved patio and off road parking for 3 cars to the front. Viewing is essential to see the space and condition on offer.

Offers In The Region Of £395,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Located on this highly sought after residential estate and offering excellent access to local amenities, shops and transport links for motorway and rail. The property offers excellent accommodation which has been well decorated and presented by the current owners to provide a fantastic family home. Internally the property consists of Entrance hall, cloakroom wc, lounge, spacious fitted kitchen diner and utility. To the first floor there are 4 bedrooms the master having en-suite and fitted wardrobes to three bedrooms, family bathroom fitted with a three piece suite. Outside to the front there is an extensive block paved driveway offering parking for 3 cars and leading to a single garage, to the rear is a private garden with paved pathway and large patio with artificial grassed area. Viewing is essential to appreciate all that is on offer.

Entrance Hall
Double radiator, stairs to first floor landing, double glazed entrance door, door to:

WC
UPVC frosted double glazed window to front, fitted with two piece modern white

suite comprising, pedestal wash hand basin with mixer tap and tiled splashback and WC with hidden cistern, radiator.

Lounge
14'5" x 11'6" (4.40m x 3.50m)
Storage cupboard, uPVC double glazed window to front, double radiator, double door, door to:

Kitchen/Diner
9'10" x 23'3" (2.99m x 7.09m)
Fitted with a matching range of modern white base and eye level units with contrasting worktops with matching upstands, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, built-in eye level electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, vinyl tiled flooring, uPVC double glazed french doors to garden, door to:

Cupboard
Built-in under-stairs storage cupboard.

Utility
5'9" x 8'0" (1.75m x 2.45m)
Fitted with a matching modern white

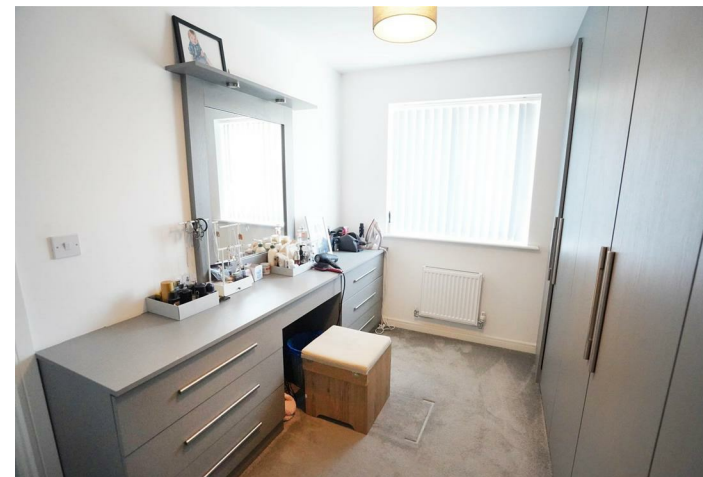
base units with contrasting worktops with matching ups ands, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for tumble dryer, radiator, vinyl tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed side door, door to:

Garage
Integral single garage with power and light connected, Up and over door, two doors.

Landing
Radiator, door to:

Bedroom 1
13'11" x 11'6" (4.25m x 3.50m)
UPVC double glazed window to front, radiator, vinyl tiled flooring, door to:

En-suite
Fitted with three piece modern white suite with comprising, wall mounted wash hand basin with mixer tap and tiled double shower enclosure, WC with hidden cistern, ceramic tiling to three walls, extractor fan, uPVC frosted double glazed window to front, double radiator.



Bedroom 2
13'7" x 8'0" (4.13m x 2.45m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with hanging rails, shelving and drawers, radiator.

Bedroom 3
10'8" x 7'8" (3.25m x 2.34m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails

and shelving, fitted matching dressing table, vanity mirror with lights over and drawers, radiator.

Bedroom 4
10'7" x 7'6" (3.22m x 2.28m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite with comprising, deep panelled bath and wall mounted wash hand basin with mixer tap, WC with hidden cistern, ceramic tiling to three walls,

extractor fan, uPVC double window to rear, radiator, vinyl flooring.

Outside
Open plan front garden, block paved driveway to the front and side leading to garage and with car parking space for three cars with gravelled area and mature hedging. Private rear garden, enclosed by timber to rear and sides, large paved sun patio with lawned area, paved pathway, gated side access.