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13 Whitsundale

Westhoughton, BL5 3LQ

£369,000

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Entrance Hallway
5'8 x 5'6 (1.73m x 1.68m)
uPVC double glazed door into hallway, centre ceiling light, radiator, uPVC double glazed window to side elevation, laminate flooring, coving.

Through Lounge
16'10 x 16'8 (5.13m x 5.08m)
Open plan lounge leading to the dining room, uPVC double glazed bay window with the most pleasant private outlook to the front, double radiator, carpet to floor, centre ceiling light, coving, open gas fire with mahogany surround, marble back and hearth, TV aerial point, dado rail, plug sockets, built in desk with cupboards beneath ideal for study area with electrics behind. uPVC double glazed opaque window with pattern insert to side elevation,

Dining Room
10'4 x 8'1 (3.15m x 2.46m)
Lovely dining room with doors leading to the conservatory, centre ceiling light, radiator, carpet to floor, coving, plug sockets, dado rail.

Conservatory
11'6 x 8'9 (3.51m x 2.67m)
Great size conservatory with uPVC double glazed french doors opening onto the wonderful private rear garden, carpet to floor, double radiator, plug sockets uPVC double glazed windows to side and rear elevation, vaulted roof allowing in plenty of natural light.

Stylish Kitchen
15'2 x 8'1 (4.62m x 2.46m)
Oak effect wall and base units with complimentary work surfaces over, integrated induction hob, integrated grill and oven (the oven is newly fitted), extractor hood above, under counter fridge, space for dishwasher, part tiling to walls, tiling to floor, plug sockets, stainless steel sink and drainer with mixer tap, double radiator, coving, two centre ceiling lights, two uPVC double glazed windows overlooking the beautiful rear garden allowing in plenty of natural light, uPVC double glazed door leading to the side of the property.

Downstairs WC
5'5 x 4'1 (1.65m x 1.24m)
Vanity sink unit with mixer tap and cupboard under, low level w.c flush, tiling to floor, radiator, centre ceiling light, uPVC double glazed window to side elevation.

Stairs / Landing
8'9 x 7'8 (2.67m x 2.34m)
Carpet to stairs, wooden balustrade unit.
Spacious L shaped landing, carpet to landing floor, plug sockets, loft access. centre ceiling rose and light.

Master Bedroom
12'9 x 10'10 (3.89m x 3.30m)
uPVC double glazed window to front elevation, radiator, carpet to floor, built in wardrobes with mirrored front, centre ceiling lights, plug sockets. Door leading to the wet room en-suite facility.

En-suite
7'1 x 4'8 (2.16m x 1.42m)
Walk in wet room with the added benefit of underfloor heating, fully tiled walls and tiling to floor, rainfall combi shower with separate shower handheld attachment, wall mounted chrome towel rail, wall mounted sink with mixer tap, shaving point, spot lights to ceiling,

Bedroom Two
12'0 x 8'9 (3.66m x 2.67m)
uPVC double glazed window to front and rear elevation, allowing in plenty of natural light, carpet to floor, centre ceiling light, radiator, plug sockets, space to site bedroom furniture as desired.

Bedroom Three
10'0 x 9'2 (3.05m x 2.79m)
uPVC double glazed window to rear elevation, overlooking the beautiful rear garden, built in wardrobes with mirrored frontage, laminate flooring, radiator, plug sockets, centre ceiling lights.

Bedroom Four
9'5 x 6'10 (2.74m'1.52m x 1.83m'3.05m)
uPVC double glazed window to front elevation, carpet to floor, radiator, centre ceiling light, bookcase, plug sockets.

Family Bathroom Suite
6'8 x 6'6 (2.03m x 1.98m)
White bathroom suite with vanity sink, mixer tap and cupboards underneath, low level w.c flush, bath with mira electric shower above with shower hand held attachment, glass shower screen, fully tiled walls, spot lights to ceiling, extractor fan to wall, uPVC opaque double glazed window to rear elevation, tiling to floor, wall mounted tall chrome towel radiator.

Integral Garage
17'10 x 8'9 (5.44m x 2.67m)
Good size garage (part of the garage is currently used as part utility space with plumbing for washing machine, space for tumble dryer, further space to site tall fridge freezer), plug sockets, centre ceiling light, door leading to side elevation, up & over garage door to the front, combi boiler (installed in 2020 and fully serviced), loft access for further storage, shelving units, wine fridge.

Externally
To the front of the property is a large driveway for off road parking to accommodation three vehicles with further driveway opposite to accommodate another one/two vehicles. Large garden to the front of the property.

Beautiful and Private Rear Garden with Patio Areas. Mature trees, shrubs and flowers to borders, fish pond. Gated side access to both sides of the property. Fenced panelled boundaries.









Road Map



Hybrid Map



Terrain Map



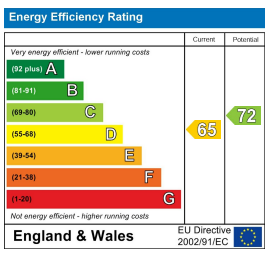
Floor Plan

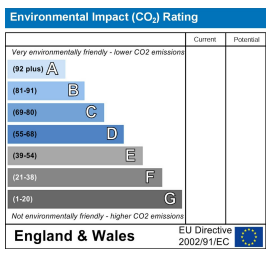


Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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