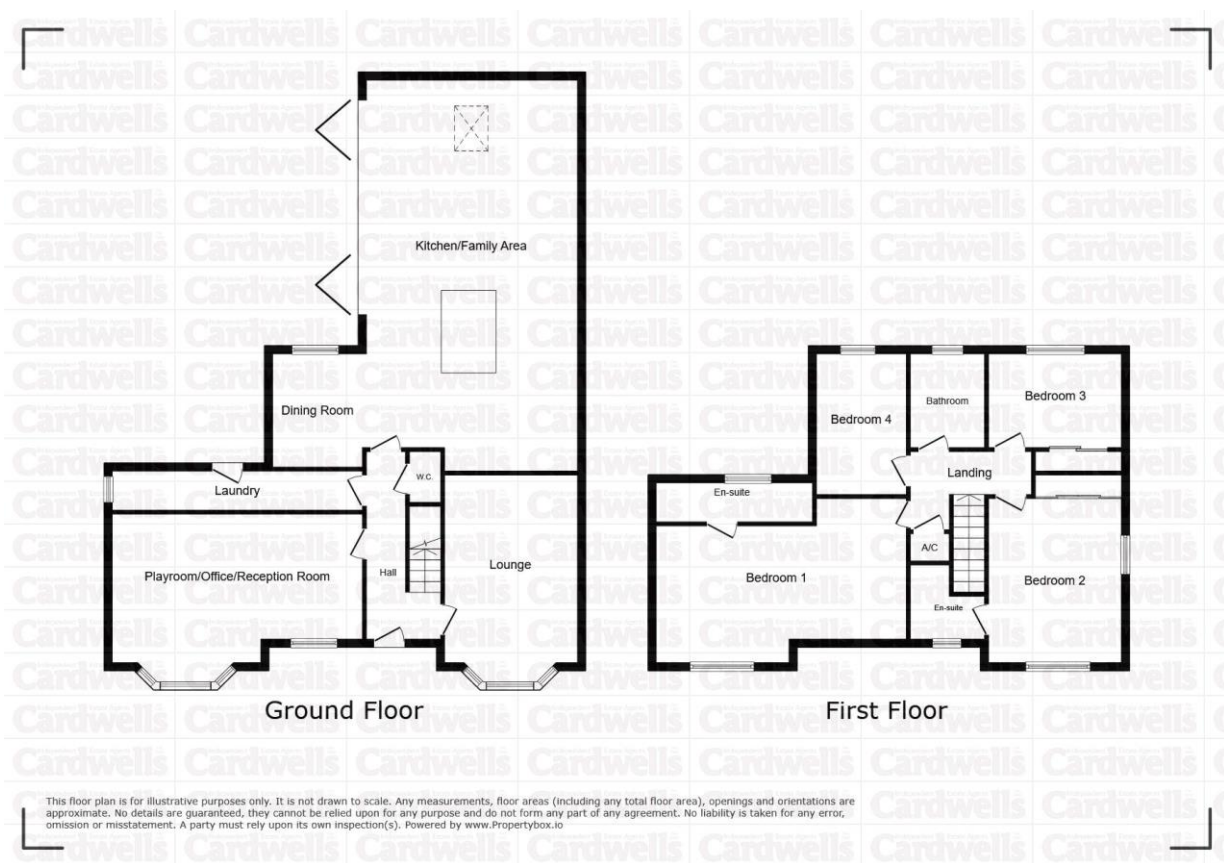
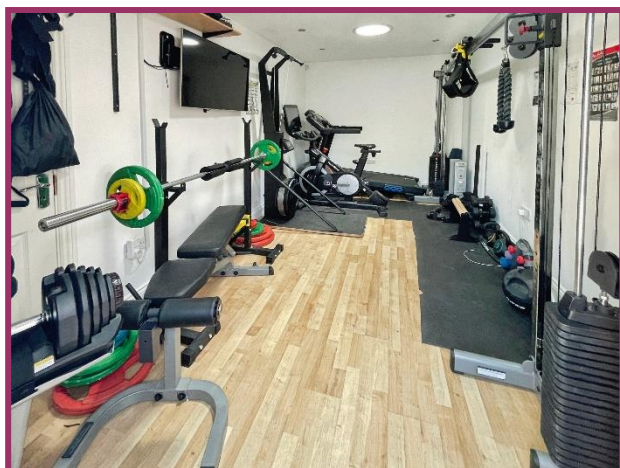




Disclaimer:

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



GREEN MILL CLOSE –WESTHOUGHTON– OFFERS IN EXCESS OF £550,000

This simply stunning detached property was significantly extended when the owner bought it off plan and has been well thought out to provide very comfortable and contemporary accommodation. Early viewing of this lovely home is advised which in the first instance can be via our virtual viewing video but in all honesty, only by viewing in person can you fully appreciate the size and standard of the accommodation on offer. Currently comprising entrance Hall. Lounge. Significant sized office/Games room. Laundry room. Open plan family area/kitchen/dining area To the first floor there is a superb sized master bedroom with en suite which lends itself to having a dressing area incorporated if desired. The second bedroom also enjoys an ensuite and there are two further bedrooms making four in total. The family bathroom is stylish and contemporary. Externally the property sits on a good sized plot with driveway parking to the front and garden area is to the rear with separate seating play and storage sections.

Early viewing is advised which can be arranged by calling our Cardwells Estate Agents Bolton office on (01204) 381281, online @cardwells.co.uk or by emailing bolton@cardwells.co.uk.

BOLTON

11 Institute St, Bolton, BL1 1PZ
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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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: 16' 1" x 6' 7" (4.9m x 2.0m)

Double glazed window and door to the front elevation. Stairs lead off to the first floor landing. Tiled floor.

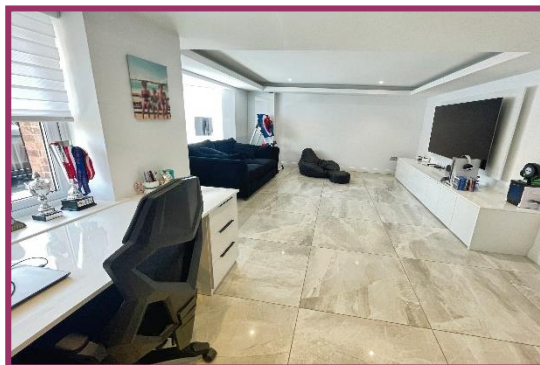
Lounge: 16' 1" x 10' 6" (4.9m x 3.2m)

Double glazed bay window to the front elevation with double glazed window to the side. Media wall. Radiator.



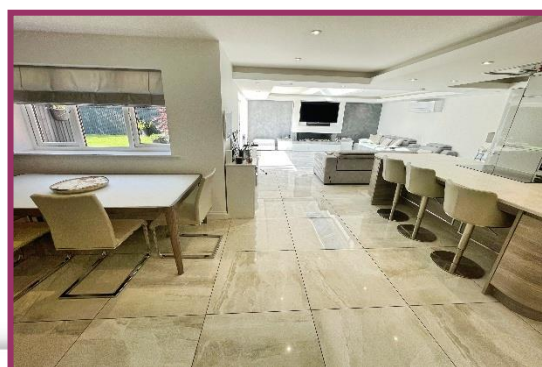
Open plan office/games room: 21' 0" x 12' 6" (6.4m x 3.8m)

Double glazed window and bay window to the front elevation. Tiled floor. Recessed lighting. Meter cupboard.



Open plan kitchen/dining/family area: 32' 10" x 17' 5" (10m x 5.3m)

Double glazed window to the rear elevation with double glazed bifold doors to the side. Large central skylight. The kitchen area has a range of base units with complementary work surfaces and matching wall mounted cabinets. Inset 1 1/2 bowl sink and drainer. Twin ovens. Built-in microwave and coffee machine. Integrated floor to ceiling height fridge and freezer. Integrated dishwasher. There is a central island with storage and a "Neff" hob and extractor fan. Underfloor heating. Media wall including fire to the family area.



Outside:

The front of the property enjoys ample driveway parking leading to the former double garage which has now been converted to storage at the front with accommodation to the rear currently used as gymnasium. The rear of the property has a lovely well proportioned, neat garden with seating areas, play areas and storage.



Viewings:

Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: search indicates the property is Freehold

Council tax:

Cardwells estate agents Bolton research indicates the property is band E £2933

Plot size:

Cardwells estate agents Bolton research indicates the property is approximate plot size of 0.12 acre.



Laundry room: 21' 0" x 5' 3" (6.4m x 1.6m)
Double glazed window to the side elevation
with double glazed door to the side. Range of
base units with inset sink. Storage. Plumbed
for washing machine and dryer.



Guest wc:
Two-piece suite comprising WC and wash hand
basin. Tiled floor.



First floor landing:
Stairs lead off the hall to the first floor landing.



Bedroom 1: 20' 8" x 13' 9" (6.3m x 4.2m)

Two double glazed windows to the front elevation. Radiator. Recessed lighting. Fitted wardrobes.



En suite: 14' 5" x 3' 3" (4.4m x 1.0m)

Double glazed window to the rear elevation. Vanity sink unit, walk-in shower and concealed WC. Tiled elevations. Tiled floors. Chrome heated towel rail.



Bedroom 2: 15' 9" x 10' 10" (4.8m x 3.3m)

Double glazed window to the front side elevations. Fitted wardrobes





En suite: 6' 7" x 6' 7" (2m x 2m)

Double glazed window to the front elevation. Walk shower cubicle, wash basin and WC.

Bedroom 3: 11' 2" x 7' 10" (3.4m x 2.4m)

Double glazed window to the rear elevation. Built-in wardrobes.



Bedroom 4: 11' 10" x 7' 7" (3.6m x 2.3m)

**Double glazed window to the rear elevation.
Fitted wardrobes.**



Family bathroom: 7' 10" x 6' 3" (2.4m x 1.9m)

**Double glazed window to the rear elevation.
Tiled elevations and floor. Bath with shower
over, floating hand wash basin, WC. Chrome
heater towel rail.**

