



Independent Estate Agents
Cardwells Est. 1982

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CHORLEY ROAD, WESTHOUGHTON, BL5 3NA



- Individual detached property
- Surrounded by lovely countryside
- Close to motorway & train station
- Generous sized plot
- Potential to improve further
- 2 bedrooms, 2 reception rooms
- Wet room, useful utility/ storage room
- Easy reach of good amenities

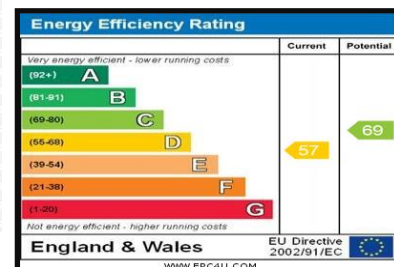
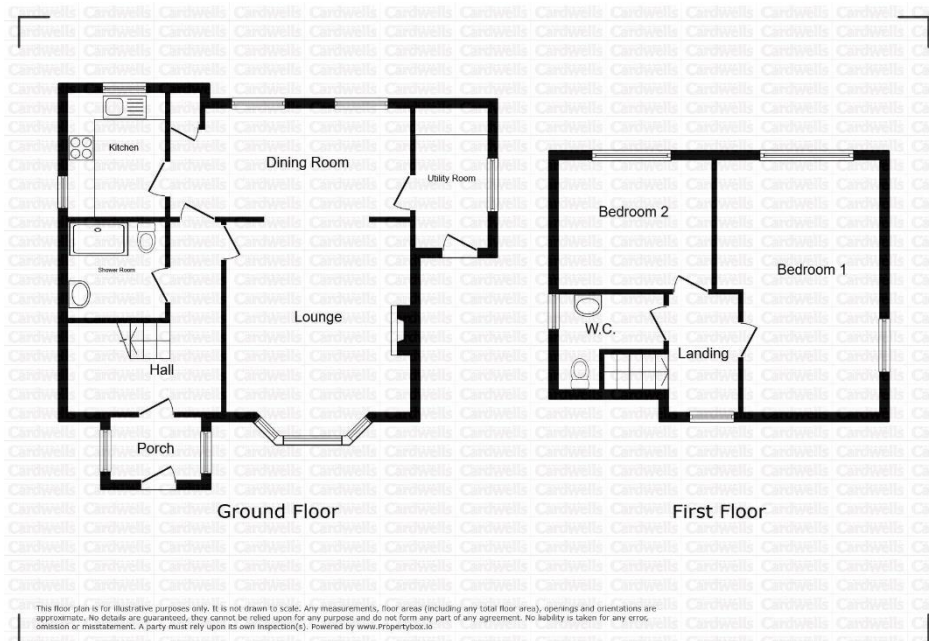


Offers in the Region Of £325,000

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 E: bolton@cardwells.co.uk

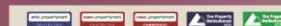
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Incorporating: Wright Dickson & Catlow, WDC Estates



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A great opportunity to purchase this lovely individual two bedroom detached dormer bungalow. The property is set back on a generous sized plot, surrounded by lovely countryside and farmland. The location is perfect for commuters with Horwich Parkway train station and the motorway network within close proximity. Middlebrook retail park, Westhoughton and Blackrod are all within easy reach, all of which have an array of good local amenities. The property offers great potential to improve further, if required. The accommodation briefly comprises entrance porch, hallway, wet room, lounge, separate dining room, kitchen and a useful utility/storage room. Upstairs there are two good bedrooms a large landing and a WC room. Outside, there are gardens to the front and rear along with a driveway which leads to a detached garage. The property also benefits from double glazing to the majority and gas central heating. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: Windows to the front aspect.

Hallway: UPVC double glazed window to the side aspect, radiator, built in under stairs storage cupboard.

Wet Room: UPVC frosted double glazed window to the side aspects, close coupled WC, wash hand basin, shower area, tiling to the walls, heated towel rail, extractor fan.

Lounge: 14' 0" x 13' 1" (4.26m x 3.98m) UPVC double glazed bay window to the front aspect, radiator below, feature marble fireplace incorporating a living flame gas fire with an ornate mantle surround, recess display lighting, dado rail, coving and rose to the ceiling. Archway open to:

Dining Room: 16' 1" x 8' 0" (4.90m x 2.44m) 2 UPVC double glazed windows to the rear garden aspect, radiator, coving to the ceiling.

Kitchen: 8' 0" x 6' 8" (2.44m x 2.03m) 2 UPVC double glazed windows to side and rear aspects, fitted wall and base units with complementary of work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built in oven, halogen hob, concealed extractor hood above, radiator.

Utility/storage room: 11' 3" x 5' 4" (3.43m x 1.62m) From the dining room there is a useful utility/storage room with UPVC double glazed window to the side aspect, space for a washing machine and a tumble dryer.

Landing: UPVC double glazed window to the front aspect, radiator below, doors leading to:

Bedroom One: 16' 9" x 12' 0" (5.10m x 3.65m) 2 UPVC double glazed windows to the rear and side aspects, fitted wardrobes with overhead storage cupboards and matching bedside drawers and dressing table unit, two radiators.

Bedroom Two: 11' 0" x 9' 9" (3.35m x 2.97m) UPVC double glazed window to the rear aspect, radiator below.

Guest wc 7' 7" x 6' 0" (2.31m x 1.83m) UPVC frosted double glazed window to the side aspect, close coupled WC, wash hand basin, fitted storage cupboard, dado rail, access to the loft storage space.

Outside: There is a generous sized front garden and a gated driveway. The garden has a raised laid to lawn area and the driveway continues along the side elevation to a double garage. Laid to lawn rear garden with a patio area and mature tree borders.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.10 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2133

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

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Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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