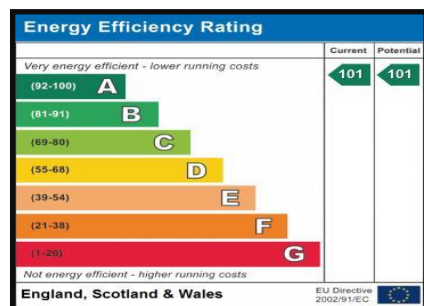




PARKWAY, WESTHOUGHTON, BL5 2RY



- Three-bedroom family home
- Generous corner plot
- Modern fitted kitchen/dining room
- Contemporary shower room
- Well presented throughout
- Solar panel system with battery storage
- Energy-efficient reduced running costs
- Popular Westhoughton location



£365,000

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Occupying a corner plot in a popular and well-established residential area, this beautifully presented three-bedroom home offers modern, energy-efficient living ideal for families, first-time buyers and downsizers alike. The property has been thoughtfully maintained and improved by the current owners, featuring a stylish modern fitted kitchen and contemporary shower room, and a useful reception room/office creating a home that is ready to move straight into. The bright and well-proportioned accommodation provides comfortable living space throughout, perfectly suited to modern lifestyles. A particular highlight of this home is its impressive renewable energy system, benefiting from solar panels with battery storage, helping to reduce energy costs and improve the property environmental credentials. Externally, the property enjoys an enviable corner plot position, providing generous gardens with ample space for outdoor entertaining and family enjoyment. Ideally located close to local schools, shops, parks and leisure facilities, the property also benefits from excellent transport links, with convenient access to Westhoughton town centre, rail services and major motorway networks. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: UPVC double glazed front door to the hallway with UPVC frosted double glazed window to the front aspect, radiator below, coving to the ceiling.

Reception room study/utility room: 15' 6" x 7' 10" (4.72m x 2.39m) Two UPVC double glazed windows to the front and side aspect, fitted storage cupboard, space and plumbing for a washing machine and a tumble dryer, radiator.

Open plan Lounge: 25' 8" x 11' 9" (7.82m x 3.58m) UPVC double glazed window to the front aspect, feature fireplace and media wall, incorporating an electric fire, staircase to the landing, built-in under stairs storage cupboard, 2 radiators. Open plan to:

Kitchen/diner: 20' 3" x 7' 9" (6.17m x 2.36m) UPVC double glazed window and a sliding door to the rear aspect, electric underfloor heating with a tiled surface, contemporary fitted wall and base units with complementary work surfaces and splashbacks, stainless steel sink unit incorporating a Quooker hot tap, built in Neff oven and a matching combination oven/microwave and a plate warmer, integrated fridge and freezer, integrated slimline dishwasher, halogen hob, extractor hood above, inset spotlights to the ceiling.

Landing: PVC frosted double glazed window to the side aspect, built in airing cupboard, access to the loft, doors lead to:

Master Bedroom: 13' 3" x 11' 3" (4.04m x 3.43m) UPVC double glazed window to the front aspect, radiator below, fitted wardrobes.

En suite: 3' 10" x 9' 0" (1.17m x 2.74m) UPVC frosted double glazed window, tiled shower cubicle, close coupled WC, wash basin with mixer tap, tiling to the walls, chrome plated towel rail.

Bedroom Two: 13' 3" x 8' 4" (4.04m x 2.54m) UPVC double glazed window to the rear aspect, radiator below.

Bedroom Three: 9' 3" x 8' 9" (2.82m x 2.66m) UPVC double glazed window to the front aspect, radiator below, fitted wardrobes.

Shower Room: 6' 8" x 8' 0" (2.03m x 2.44m) UPVC frosted double glazed window to the rear aspect, double width shower cubicle with a sliding door, close coupled WC, wash basin with gold effect mixer tap, built in a vanity unit, heated towel rail, inset spotlights to the ceiling.

Outside: There is double width driveway with a patterned concrete surface and an EV charging point. The driveway continues along the side elevation with a gravelled surface. There is a lovely low maintenance garden, with an Indian stone patio and a raised wooden decked patio area with mature tree and plants displays. A wooden gate gives access along the side elevation. There is a freestanding hot tub, which will be included within the sale.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Approx Floor Area: The overall approximate floor area is around 99 square metres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2400

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.

Viewings: 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.

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

