



## 692 Chorley Road Westhoughton, Bolton, BL5 3NL

**Price £700,000**



Sapphire Homes are delighted to offer For Sale this exclusive 5 bedroom detached property that boasts an abundance of well appointed square footage and is set behind electric gates in its own private grounds whilst being situated only a few minutes drive to the M61 motorway, Horwich Train Station & Middlebrook Retail Park which is ideal for those that want to commute yet enjoy a semi-rural location. In brief the accommodation comprises of a beautiful glass fronted entrance / hallway which connects the two distinct two storey buildings and boasts a bespoke and beautiful interior throughout. From the hallway to one elevation you can access a large family / dining area with French doors leading out to the front lawned garden and to the other elevation there is a large living / kitchen / diner with modern fitted kitchen diner, duel fuel fire, French doors to the front decking / terrace area and there is access to a separate utility room / W.C. The property has access on both elevations to the first floor with one comprising of two bedrooms and a family bathroom and the other side of the property comprises three bedrooms with the master boasting an ensuite with three piece shower suite and there is a family bathroom with three piece suite in white with shower over bath. All of the bedrooms boast views to the front garden and open countryside and offers a light and airy space throughout. The property is warmed by central heating and boasts double glazing throughout as well as neutral and bespoke décor. Externally, the impressive gardens are immaculately maintained with a substantial lawn area, large gravel driveway for several vehicles and various other seating areas, well stocked borders and a beautiful setting that is perfect for entertaining family / friends. The property is ideally suited to family and early internal viewings are recommended to appreciate in full. Offered with no chain.



## GROUND FLOOR

Entrance / Hallway 19'5" x 5'9" (5.92m x 1.75m)

Lounge / Diner 27'7" x 17'8" (8.41m x 5.38m)

Kitchen / Family Room 26'3" x 17'10" (8.00m x 5.44m)

Utility / W.C.

## FIRST FLOOR

Landing

Master Bedroom 17'11" x 15'8" (5.46m x 4.78m)

Ensuite 6'10" x 5'2" (2.08m x 1.57m)

Bedroom 2 12'10" x 11'3" (3.91m x 3.43m)

Bedroom 3 13'6" x 11'4" (4.11m x 3.45m)

Family Bathroom

## FIRST FLOOR (TWO)

Landing

Bedroom 4 17'7" x 15'6" (5.36m x 4.72m)

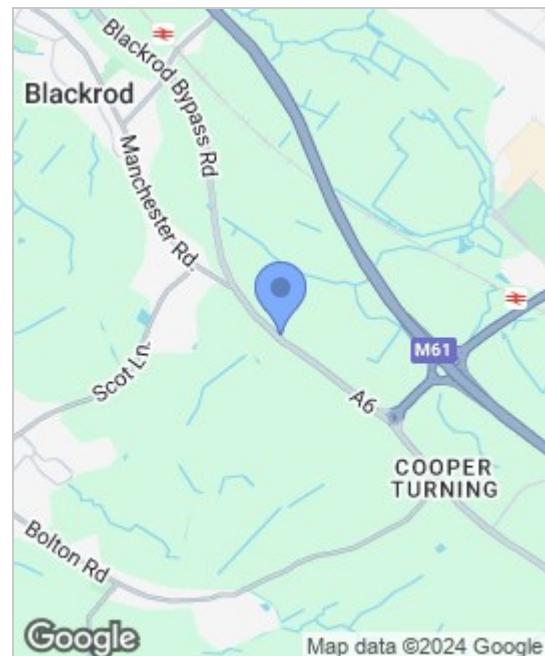
Bedroom 5 11'8" x 8'7" (3.56m x 2.62m)

Second Family Bathroom 8'8" x 8'5" (2.64m x 2.57m)

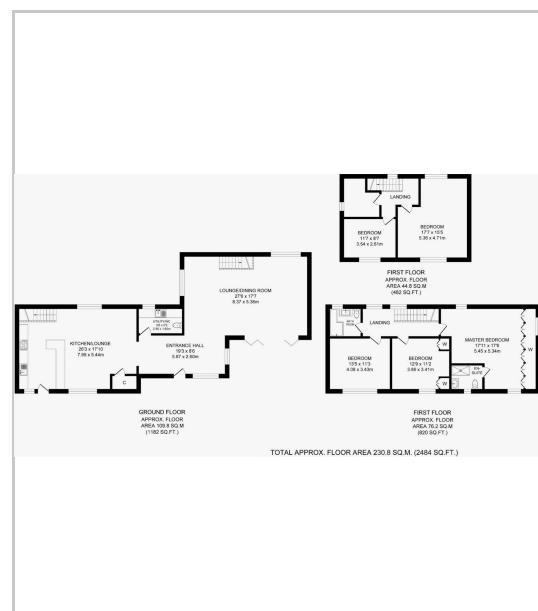
## EXTERNAL

Gardens

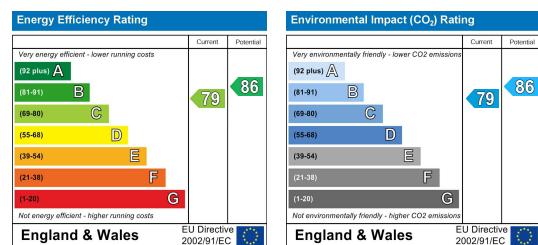
## Area Map



## Floor Plans



## Energy Efficiency Graph



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