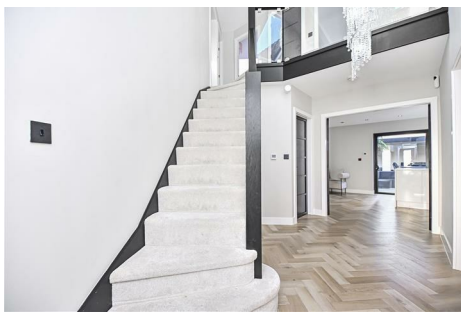


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Beehive Green, Westhoughton

Situated in a highly regarded residential location and accessed via a private driveway is this individually designed and built detached family home with every conceivable extra and with high quality fixtures and fittings throughout providing every requirement for modern family living and entertaining.

Asking Price £575,000

56a Beehive Green

Westhoughton, BL5 3HS



In further the accommodation comprises :

GROUND FLOOR :

RECEPTION HALL

Velux style roof window. Wood and Glass Staircase to first floor.

LOUNGE

14'1(max) x 12'3 (max) (4.29m(max) x 3.73m (max))
Wall Mounted TV Point. Wooden flooring.

CLOAKROOM

Wash hand basin. Low level WC. Fully tiled walls.

KITCHEN

18'3" (max) x 12'8 (max) (5.56m (max) x 3.86m (max))
Fully fitted with high quality appliances and marble work surfaces to include Island unit with inset sink and seating area. Bi-folding doors.

UTILITY ROOM

10'11 (max) x 5'4" (max) (3.33m (max) x 1.63m (max))
Fitted with wall and base units with marble work surfaces. Plumbing for washing machine. Door to outside.

GUEST BEDROOM

15'11 (max) x 10'11" (max) (4.85m (max) x 3.33m (max))
Ceramic tiled floor.

EN-SUITE

Wetroom style shower. Wash hand basin. Low level WC. Fully tiled walls and ceramic tiled floor.

FIRST FLOOR :

LANDING

Galleried Landing with wood and glass balustrade.

MASTER BEDROOM

14'8 (max) x 12'3 (max) (4.47m (max) x 3.73m (max))
Fitted bed unit with floor to ceiling headboard. Roll top freestanding bath. 2 x Radiator.

DRESSING ROOM

12'3 (max) x 10'6 (max) (3.73m (max) x 3.20m (max))
Fully fitted with hanging wardrobes and shelving. Island unit.

BEDROOM

15'1(max) x 10'2" (max) (4.60m(max) x 3.10m (max))
Velux style roof window. Radiator.

BEDROOM

11'7" (max) x 8'4" (max) (3.53m (max) x 2.54m (max))
Velux style roof window. Radiator.

BEDROOM

10'6" (max) x 9'1" (max) (3.20m (max) x 2.77m (max))
Velux style roof window. Radiator.

BATHROOM

Wetroom style shower. Freestanding Bath. Inset Television. Vanity unit double wash hand basins. Low level WC. Heated Towel Radiator. Fully tiled walls and ceramic tiled floor.

OUTSIDE :

PARKING

The property is approached over an entrance driveway leading to the integral garage.

GARDENS

To the rear there is a stunning patio garden with entertaining area with Hot Tub, TV and every appliance required for the preparation and cooking of food.

TENURE :

Leasehold

COUNCIL TAX:

Bolton Council Tax Band D

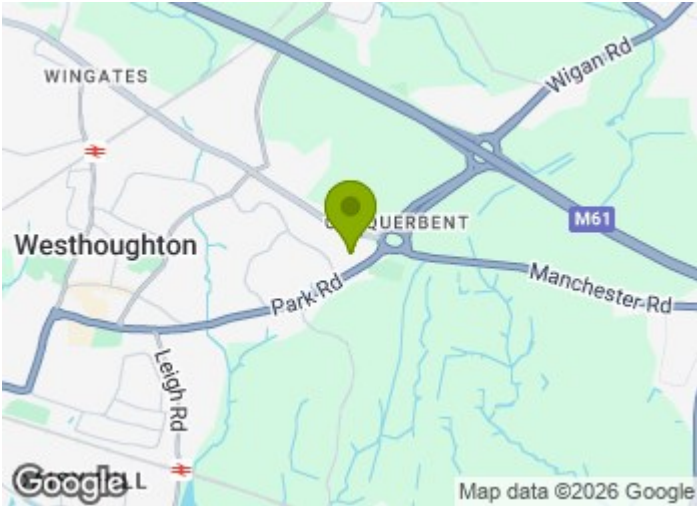
VIEWING :

By appointment with the agent as overleaf.

PLEASE NOTE

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

IF YOU ARE THINKING OF SELLING YOUR PRESENT HOME COOKE & COMPANY WILL BE PLEASED TO PROVIDE A FREE VALUATION WITHOUT OBLIGATION. PLEASE CONTACT SIMON COOKE OR ZOE O'MARA ON 01942 603000.



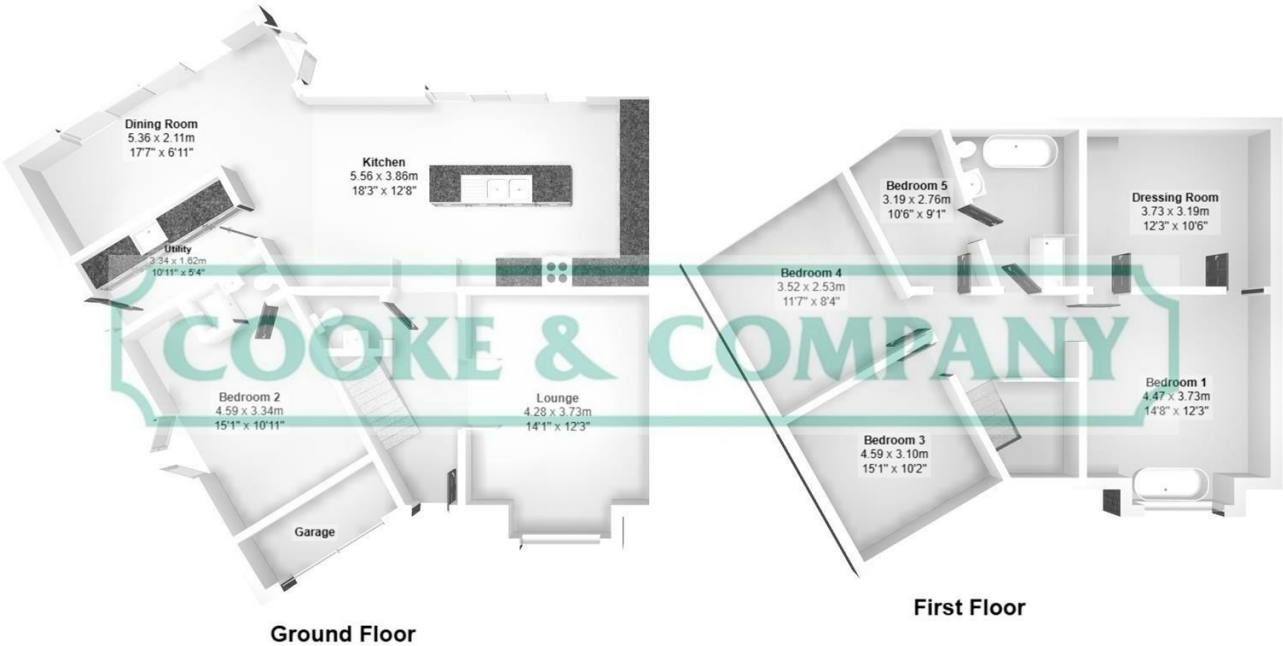
Directions

Sat Nav Ref: BL5 3HS



Floor Plan

56a Beehive Green Westhoughton



Total Area: 174.0 m² ... 1873 ft²
All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	