



44 Marlbrook Drive, Westhoughton, Bolton, BL5 2LS
Guide price £220,000

PROPERTY
PERSPECTIVE

GROUND FLOOR

Lounge 12'3" x 14'0" (3.74m x 4.29m)

High quality wood effect laminate flooring with French doors leading to the kitchen/diner

Diner kitchen 9'1" x 15'5" (2.78m x 4.70m)

High quality wood effect laminate flooring with sliding patio doors leading to the rear garden. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

FIRST FLOOR

Bedroom 13'0" x 9'0" (3.98m x 2.75m)

Carpet flooring with window to the front elevation, fitted wardrobes and blind

Bedroom 8'11" x 8'7" (2.74m x 2.62m)

Carpet flooring with window to the rear elevation and blind

Bedroom 9'7" x 6'1" (2.93m x 1.87m)

Carpet flooring with window to the front elevation

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail and spotlighting

EXTERNAL

Beautifully presented and private rear garden, enclosed by panel fencing with patio area and laid to lawn. Spacious double driveway to the front of the property, with gated access to the side leading to the rear garden.