

**17 Abbylea Drive, Westhoughton, Bolton, BL5 3ZD**



## **Offers In The Region Of £285,000**

Situated on the ever popular Summerfield development, this four bedroom detached property comprises of a lounge, dining room, kitchen, utility and downstairs cloakroom, bathroom and integral garage. The property benefits from gas central heating and double glazing, gardens front & rear plus driveway

- 4 Generous Bedrooms
- Breakfast Kitchen
- En Suite to Master
- Vacant Possession
- Two Receptions
- Utility and WC
- No Chain
- EPC Rating C



Situated on this highly popular residential estate this four bedroom family property offers excellent accommodation with spacious reception rooms and generous bedroom accommodation. The property is available with no chain and vacant possession and briefly comprises :- Hall, lounge, dining room, fitted kitchen, utility and wc. To the first floor there are four bedrooms, the master having en suite shower room and a family bathroom fitted with a three piece suite. Outside there is a double width driveway leading to a single garage and to the rear is a rear garden with lawned area and paved patio. Viewing is essential to appreciate.

### Entrance Hall

Laminate flooring, stairs to first floor landing, uPVC double glazed entrance door, door to:

### Lounge 13'3" x 13'3" (4.04m x 4.04m)

UPVC double glazed bay window to front, coal effect gas fire with timber surround and marble effect inset and hearth, double radiator, coving to ceiling, open plan to Dining Area, door to:

### Cupboard

Built-in under-stairs storage cupboard.

### Dining Area 9'2" x 8'0" (2.80m x 2.43m)

Radiator, laminate flooring, coving to ceiling, uPVC double glazed french doors to garden, door to:

### Kitchen 9'2" x 11'8" (2.80m x 3.56m)

Fitted with a matching range of beech effect base and eye level units with drawers and contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge/freezer, electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, laminate flooring, door to:

### Utility 5'1" x 5'1" (1.56m x 1.56m)

With worktop space, plumbing for washing machine, space for tumble dryer, double glazed rear door to garden, door to:

### WC

UPVC frosted double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin with tiled splashback and low-level WC, radiator.

### Garage

Attached brick built single garage with side door, power and light connected, wall mounted gas boiler serving heating system and domestic hot water, Up and over door, door.

### Landing

Door to:





## Hall

Open plan to:

### Bedroom 1 11'1" x 9'8" (3.38m x 2.94m)

UPVC double glazed window to front, radiator.

### Cupboard

Built-in with built-in over-stairs airing cupboard housing, factory lagged hot water tank.

### En-suite

Fitted with three piece suite comprising inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback, tiled shower enclosure and low-level WC, extractor fan, door to:

### Bedroom 2 11'7" x 9'4" (3.53m x 2.84m)

UPVC double glazed window to rear, radiator.

### Bedroom 3 10'10" x 8'8" (3.30m x 2.65m)

UPVC double glazed window to front, uPVC double glazed window to side, radiator.

### Bedroom 4 8'8" x 8'8" (2.63m x 2.65m)

UPVC double glazed window to rear, radiator.

## Bathroom

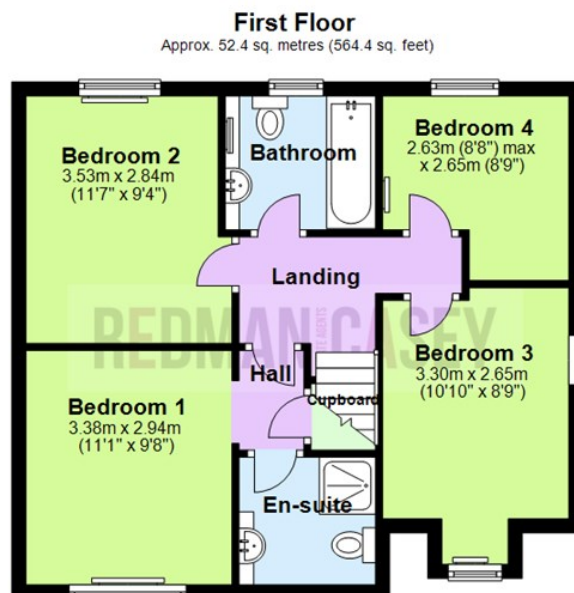
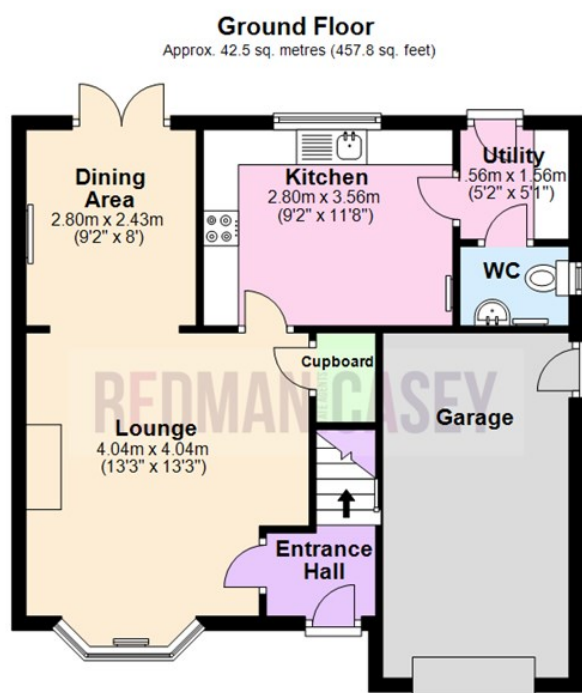
Fitted with three piece suite with panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, double radiator.

## Outside

Front garden with lawned area and paved pathway, double width tarmac driveway to the front leading to garage and with car parking space for two cars, enclosed by mature hedge to front and side.

Rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area, paved pathway.





**Total area: approx. 95.0 sq. metres (1022.2 sq. feet)**

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

