

8 Edges Farm Close, Westhoughton, Bolton, BL5 2QY



£435,000

Well presented four bedroom family home finished to an exceptionally high standard. Located in a very popular residential area on a stylish development, with easy access to local primary and secondary schools, local amenities and excellent road and rail links making commute to Manchester and Preston very convenient. This home offers stylish living accommodation in a private quiet location, viewing is highly recommended to appreciate the location and quality this home has to offer.

- Well presented Family Home
- Gardens Front And Rear
- Porcelain Paved Patio Dining Area
- En-Suite To Master Bedroom
- Council Tax Band E
- Four Bedroom Detached Property
- Garage And Driveway Parking
- Open Plan Kitchen Plus Utility Room
- Solar Panels
- Awaiting New EPC



Superbly presented four bedroom detached family home located in a stylish development in a very popular residential area. This well presented family home offers spacious living space with a high standard décor. The property comprises :- Entrance hall, lounge, open plan dining kitchen, utility room and downstairs cloakroom. To the first floor there are four bedrooms the master being En-Suite and a family bathroom.

This home also benefits from driveway providing off road parking and leading to a garage. Small garden to the front with mature planting and enclosed attractive rear garden laid to lawn with mature planting, ceramic tiled patio dining and entertaining area, high specification bathrooms and large fitted kitchen diner with bi-fold doors leading to the garden at the rear.

The property is fitted with solar panels making the house energy efficient and will reduce running cost.

This home must be viewed to appreciate the location, excellent condition and all this property has to offer.

Hallway

Radiator, stairs, uPVC double glazed entrance door to front:

WC

UPVC frosted double glazed window to front, two piece suite comprising, wash hand basin in vanity unit with storage under, mixer tap and full height ceramic tiling to all walls and close coupled WC, heated towel rail, ceramic tiled flooring.

Lounge 13'4" x 3'3" (4.07m x 0.99m)

UPVC double glazed box window to front, log effect electric fire with set in and feature surround, double radiator, radiator.

Kitchen/Dining Room 15'1" x 21'0" (4.61m x 6.40m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting and drawers, 1+1/2 bowl polycarbonate sink unit with single drainer and mixer tap, built-in fridge/freezer and dishwasher, built-in eye level electric fan assisted oven, built-in four ring gas hob with extractor hood, built-in microwave, window to rear, column radiator, bi-fold door:

Utility Room 5'6" x 7'6" (1.67m x 2.29m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for automatic washing machine, radiator, uPVC entrance door to side,:

Garage

Brick garage in a block of three, metal glazed up and over door, metal double glazed entrance door to side power and lighting.



Bedroom 1 12'2" x 11'6" (3.72m x 3.51m)

UPVC double glazed window to rear, fitted wardrobes, radiator,

En-suite

Three piece suite with comprising, wash hand basin in vanity unit with under, drawers, mixer tap and ceramic and tiling to all walls, recessed shower enclosure with glass screen and close coupled WC, full height tiling to all walls, uPVC frosted double glazed window to rear, heated towel rail, ceramic tiled flooring.

Bedroom 2 9'5" x 11'6" (2.87m x 3.51m)

UPVC double glazed window to front, radiator:

Bedroom 3 12'2" x 9'5" (3.72m x 2.86m)

UPVC double glazed window to rear, fitted wardrobes, sliding door:

Bedroom 4 12'8" x 5'3" (3.85m x 1.59m)

UPVC double glazed window to front, fitted wardrobes, radiator:

Bathroom

Three piece suite with comprising, deep panelled bath, wash hand basin in vanity unit with under, drawers and ceramic and full height tiling to all walls, shower with over and folding glass screen and close coupled WC, uPVC frosted double glazed window to side, heated towel rail, ceramic tiled flooring,:

Landing

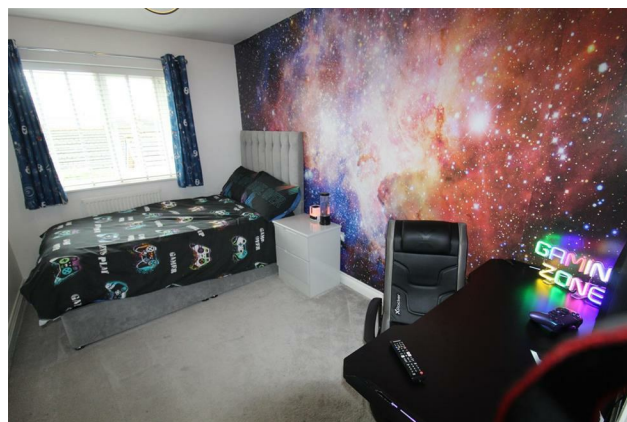
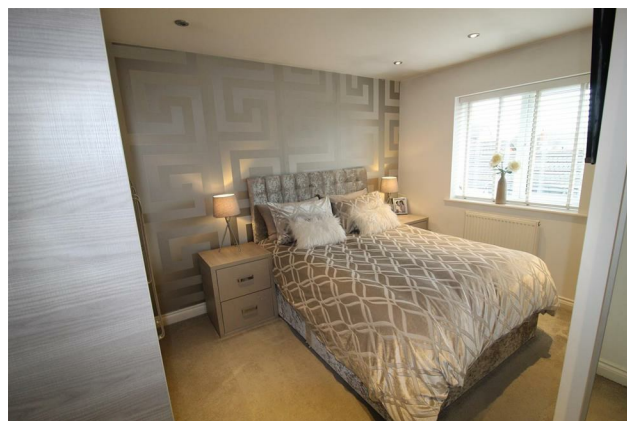
UPVC double glazed window to side, :

Outside Front

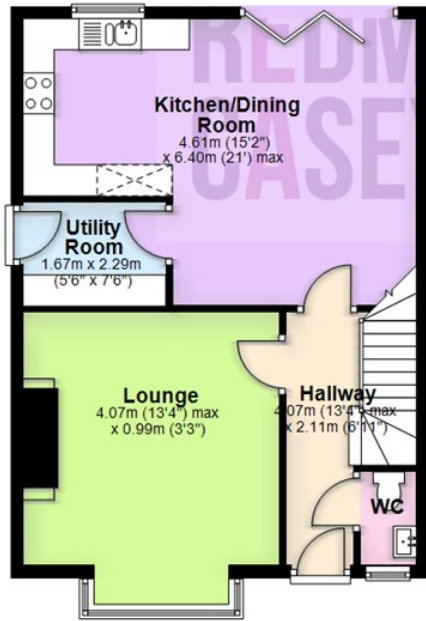
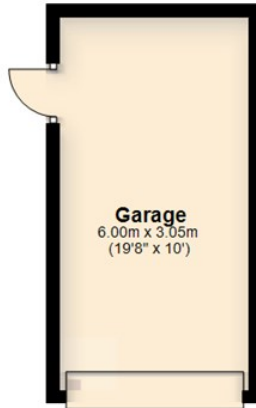
Garden fronted.

Outside Rear

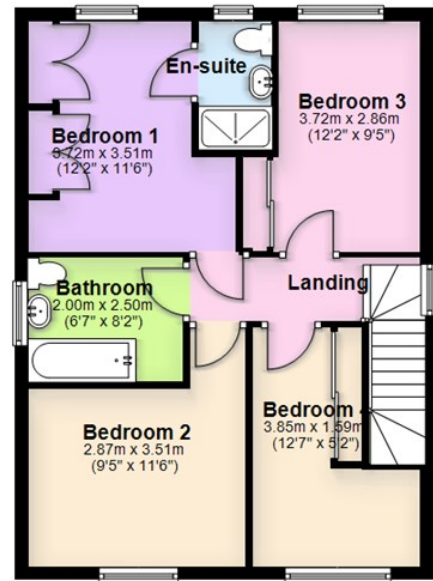
Enclosed rear garden laid to lawn with planting, paved patio seating and dining area.



Ground Floor
Approx. 68.4 sq. metres (736.8 sq. feet)



First Floor
Approx. 59.2 sq. metres (637.1 sq. feet)



Total area: approx. 127.6 sq. metres (1373.9 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

