



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 (CO ₂) 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	



140 Leigh Road, Westhoughton, Bolton, BL5 2LE

Superbly presented and extended 3 bedroom semi detached property. Situated within easy access of local amenities shops, schools and transport links for road and rail the property has undergone a complete back to brick renovation to provide a simply stunning property ideal for a growing family. Only by internal inspection can this property be truly appreciated.

Offers In The Region Of £325,000





Having undergone a complete back to brick renovation and extension we are delighted to bring to the market this simply stunning semi detached home. No stone has been left unturned and this is a credit to the current owners who have revived a tired and neglected property into a light and airy family home. The property is unrecognisable from what it was and comprises: Hall, lounge, superb open plan living kitchen diner fitted with a modern range of base and wall units with contrasting solid oak breakfast bar and integrated appliances, utility area and cloakroom / w.c. To the first floor there are three generous bedrooms the master having en-suite shower room and a stunning family bathroom with modern three piece suite. Outside there is a garden to the front with lawned area and driveway parking for 2/3 cars. to the rear is a secure and private garden with timber decking and spacious lawned area. The former garage has also undergone a radical conversion with storage area to the front and a superb home office or gymnasium created to the rear which has been fully insulated and plastered out. Viewing is an absolute must to appreciate all that this wonderful property has to offer.

Hall
8'0" x 3'7" (2.45m x 1.08m)
Composite double glazed entrance door, wood effect flooring, stairs, door to:

Lounge
13'1" x 12'11" (3.99m x 3.93m)
UPVC double glazed bay window to front, fireplace, double radiator, ariel point, wood effect flooring, door to:

Kitchen/Dining Room
17'1" x 16'1" (5.21m x 4.90m)
Fitted with a matching range of modern base and eye level units with drawers, cornice trims and contrasting worktops, solid oak breakfast bar with seating for 4, composite sink unit with single drainer and mixer tap, built-in twin eye level electric fan assisted ovens, four ring induction hob, integrated fridge/freezer and dishwasher. uPVC double glazed window to side, two feature vertical radiators, ariel [point wood effect flooring, uPVC double glazed French doors to garden, door to:

Utility Area
6'9" x 2'9" (2.05m x 0.83m)
Plumbing for washing machine, uPVC frosted double glazed window to side, vinyl flooring, wall mounted gas combination boiler serving heating system and domestic hot water, door to:

WC
5'4" x 2'9" (1.62m x 0.83m)
UPVC frosted double glazed window to side, fitted with two piece suite comprising, inset wash hand basin in vanity unit with

cupboards under, mixer tap and tiled splashback, low-level WC and extractor fan, radiator, vinyl flooring.

Landing
9'0" x 2'6" (2.74m x 0.77m)
UPVC frosted double glazed window to side, built-in storage cupboard, door to:

Bedroom 1
12'8" x 13'1" (3.86m x 3.99m)
UPVC double glazed bay window to front, double radiator, ariel point, door to:

En-suite
3'10" x 6'7" (1.16m x 2.00m)
Fitted with three piece modern white suite with comprising, inset corner wash hand basin with mixer tap, set in a vanity unit with cupboard under, tiled corner shower enclosure with rainfall shower over and low-level WC, full height ceramic tiling to two walls, heated towel rail, uPVC frosted double glazed window to front, vinyl flooring.

Bedroom 2
17'5" x 8'6" (5.31m x 2.60m)
UPVC double glazed window to rear, double radiator.

Bathroom
6'8" x 6'1" (2.04m x 1.86m)
Fitted with three piece modern white suite with comprising, deep panelled bath with rainfall shower over and mixer tap, inset



wash hand basin with waterfall mixer tap cupboards under and mixer tap and low-level WC, full height ceramic tiling to three walls, heated towel rail, extractor fan, vinyl flooring.

Bedroom 3
7'3" x 7'9" (2.21m x 2.35m)
UPVC double glazed window to rear, radiator.

Outside
Front garden, enclosed by dwarf brick wall and timber fencing to front and sides, paved driveway to the front and side with car parking space for two to three cars with lawned area and flower and shrub borders,

outside tap.
Rear garden, enclosed by timber fencing and mature hedge to rear, timber decking area leading to steps down to a lawned area with flower and shrub borders, side gated access.

Home Office / Gymnasium
15'4" x 9'0" (4.68m x 2.74m)
Converted former garage which has been fully insulated, plastered and powered to provide a home office / gymnasium, uPVC double glazed window to side, uPVC double glazed patio door,

Storage
4'0" x 9'0" (1.23m x 2.74m)

Up and over garage door accessing the storage area.