



Total area: approx. 158.5 sq. metres (1706.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>64</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>61</b>	<b>79</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**14 Sandyway Close, Westhoughton, Bolton, Lancashire, BL5 3LW**

Superbly presented detached property having been updated and improved by the current owner providing a fantastic family property ideally locate for sought after local schools shops and transport network. Cul de sac position makes this a great family home.

**Offers In The Region Of £350,000**





Superbly presented altered and improved form original this generously proportioned four bedroom detached offers excellent accommodation and is ideally situated for access to shops, sought after local schools, rail and road links. The property benefits from a replacement of all bathroom, ensuite and cloakroom suites along with a modern fitted kitchen and utility. The property comprises :- Entrance hall, cloakroom, study, lounge, fitted kitchen dining room fitted with a range of light grey gloss units with complimentary work tops and integrated appliances, utility room and conservatory. To the first floor there are four generous bedrooms with built in or free standing wardrobes to the master and bedroom 2 and ensuite shower room to the master. Family bathroom with modern white suite. Outside there is excellent driveway space with parking for 4 cars leading to a double garage. To the rear is a private corner plot garden with patio and lawned area. Viewing is a must.

**Entrance Hall**  
Storage cupboard, radiator, ceramic tiled flooring, carpeted stairs to first floor landing, double door to Lounge, door to:

**Study**  
6'7" x 6'11" (2.00m x 2.11m)  
UPVC double glazed window to side, radiator.

**Lounge**  
21'1" x 11'7" (6.43m x 3.53m)  
UPVC double glazed bay window to front, living flame effect gas fire with timber surround and marble effect inset and hearth, two double radiators, coving to ceiling, double door to:

**Conservatory**  
Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and light connected, three windows to side, window to rear, ceramic tiled flooring, double door to garden:

**WC**  
UPVC frosted double glazed window to rear, fitted with two piece suite comprising, wall mounted wash hand basin in vanity unit with cupboards under, mixer tap and half height ceramic tiling to all walls and low-level WC, radiator, ceramic tiled flooring.

**Kitchen/Diner**  
20'5" x 11'10" (6.22m x 3.60m)  
Fitted with a matching range of light grey gloss base and eye level units with underlighting, drawers, cornice trims and complementary worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, space for American style fridge/freezer and range with extractor hood over, two

windows to rear, uPVC double glazed window to side, double radiator, radiator, ceramic tiled flooring, uPVC double glazed door with matching side panels to garden

**Utility**  
6'7" x 5'4" (2.00m x 1.63m)  
Base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, ceramic tiled flooring, door to side garden:

**Landing**  
Door to:

**Bedroom 1**  
12'2" x 11'3" (3.70m x 3.44m)  
Feature arched uPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, matching bedside cabinets and drawers, double radiator, vaulted ceiling, door to:

**En-suite**  
Fitted with three modern white suite comprising wall mounted wash hand basin in vanity unit with cupboards under and mixer tap, tiled shower enclosure and low-level WC, half height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to front, radiator, ceramic tiled flooring.



**Bedroom 2**  
8'8" x 11'8" (2.65m x 3.56m)  
UPVC double glazed window to rear, built-in double wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, radiator.

**Bedroom 3**  
9'7" x 11'3" (2.92m x 3.43m)  
UPVC double glazed window to front, radiator, door to built in storage cupboard.

**Bedroom 4**  
10'7" x 7'9" (3.23m x 2.36m)  
UPVC double glazed window to rear, radiator.

**Bathroom**  
Fitted with three piece modern white suite comprising deep panelled bath with shower over and folding glass screen and wall mounted wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, half height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, radiator, ceramic tiled flooring.

**Garage**  
Integral double garage with power and light connected, wall mounted combination boiler serving heating system and domestic hot water, Up and over door.

**Outside**

Front garden, extensive double width block paved driveway to the front with car parking space for four cars with lawned area and mature flower and shrub borders. Private side and rear garden, enclosed by brick wall, timber fencing and mature hedge to rear and sides, block paved sun patio, brick paved pathway with lawned area and flower and shrub borders, gated access.