



608 Chorley Road, Westhoughton, Bolton, Greater Manchester, BL5 3NJ

Offers In The Region Of £100,000

- Two Reception Rooms
- Gas Central Heating
- Stunning Rear Views
- Vacant Possession
- Two Double Bedrooms
- Double Glazing
- No Chain
- Garden to Rear



Ground Floor

PVCu double glazed entrance door to:

Porch

PVCu double glazed windows to side, door to:

Lounge

4.27m (14') x 4.09m (13'5")

PVCu double glazed window to front, living flame effect gas fire with timber surround and marble effect inset and hearth, built-in under-stairs storage cupboard, double radiator, coving to ceiling, stairs to first floor, open plan to:

Sitting Room

4.27m (14') x 3.74m (12'3")

Radiator, oak flooring with feature raised area with low level lighting, textured ceiling with low-voltage ceiling spotlights, door to:

Fitted Kitchen / Diner

3.96m (13') x 3.51m (11'6")

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, built-in oven, four ring gas hob with pull out extractor hood over, PVCu double glazed window to rear, double radiator, panelled ceiling with eight low-voltage ceiling spotlights, PVCu double glazed rear door.

First Floor

Landing

Coving to ceiling.

Bedroom 1

4.28m (14') x 3.27m (10'9")

PVCu double glazed window to front, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with hanging rails and shelving, radiator, laminate flooring, feature panelled ceiling with four recessed low-voltage ceiling spotlights.

Bedroom 2

3.66m (12') x 2.10m (6'11")

PVCu double glazed window to rear, open views across fields, laminate flooring, access to boarded loft area 8'10" x 12'8" with pull down ladder and fitted light access to eaves storage areas.



Bathroom

Refitted with four piece white suite comprising corner panelled bath, pedestal wash hand basin, shower cubicle with power shower over and low-level WC, half height ceramic tiling to all walls, PVCu frosted double glazed window to rear, ceramic tiled flooring, upvc half height panelling to dado shelf to all walls, door to:

Outside

Front garden, enclosed by dwarf brick wall to front and sides, paved path leading to front entrance door with paved sun patio.

Rear Enclosed by timber fencing to rear and sides, gravelled patio, stepping stone path leads to rear door.



