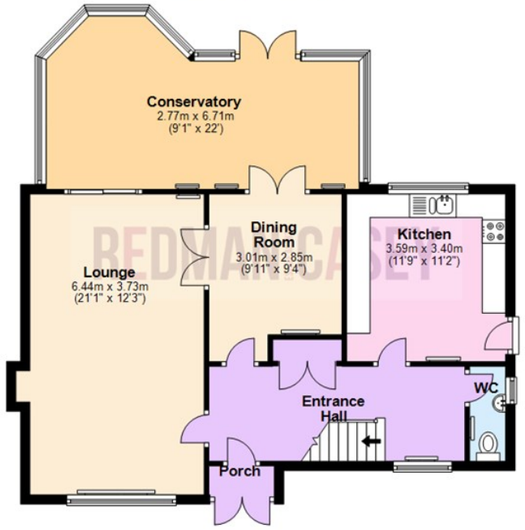
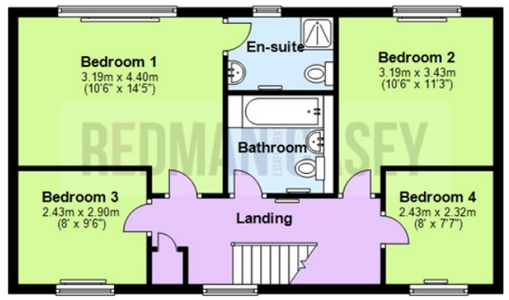
## Ground Floor

Approx. 83.2 sq. metres (896.3 sq. feet)



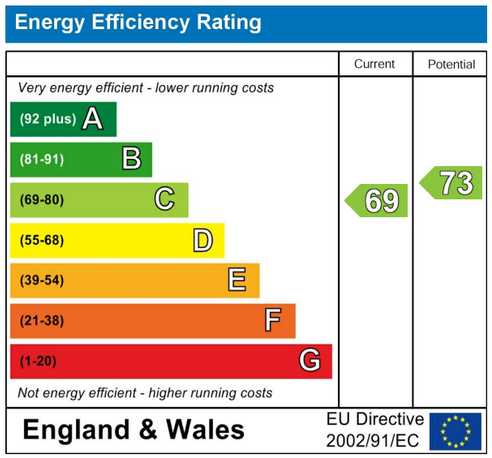

## First Floor

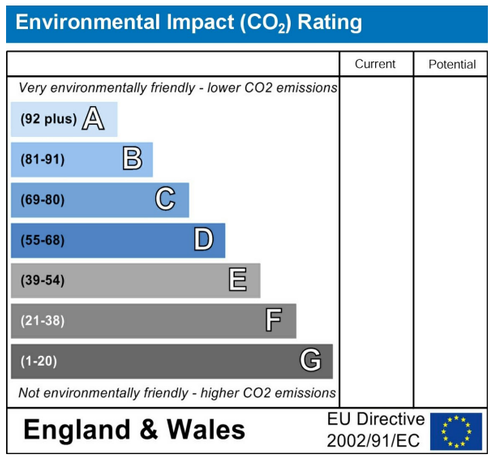
Approx. 58.9 sq. metres (633.9 sq. feet)




Total area: approx. 142.1 sq. metres (1529.2 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.




REDMAN CASEY ESTATE AGENTS

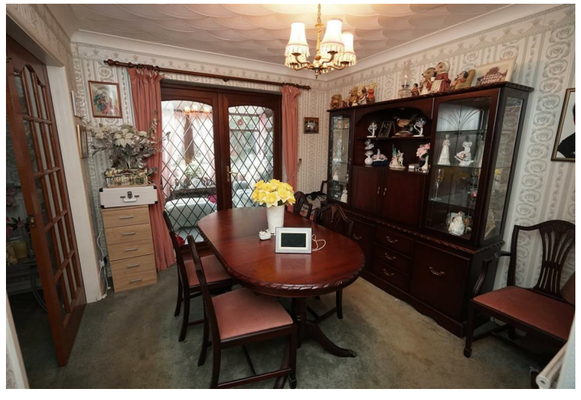
### 5 Whitsundale, Westhoughton, Bolton, Lancashire, BL5 3LQ

Deceptively spacious 4 bedroom detached property situated on this highly popular residential estate. The property requires some internal updating and decoration but offers excellent family accommodation and a large plot ideal for expansion should the need arise. two receptions plus conservatory, fitted kitchen and wc, four bedrooms master with en suite and family bathroom. large gardens driveway and detached garage, sold with no chain and vacant possession. Viewing is essential to appreciate all that is on offer.

## Offers In The Region Of £300,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk



Situated within easy reach of local amenities, shops and popular local schools this four bedroom detached property offers excellent accommodation, with potential for expansion should the need arise. The property does require updating and decoration but is priced to reflect this and comprises :- Porch, entrance hall, cloakroom wc, lounge, dining room, conservatory, fitted kitchen. To the first floor there are four generous bedrooms the master having an en suite and a family bathroom fitted with a three piece suite. Outside there is a driveway to the side leading to a single detached garage and paved hardstanding. Lawned areas to front and rear with paved sun patio. Sold with no chain and vacant possession. Viewing is essential to appreciate all that is on offer.

**Entrance Hall**
UPVC double glazed window to front, built-in double storage cupboard, radiator, dado rail, coving to ceiling, stairs to first floor landing, double door, door to:

**Porch**
Terracotta tiled flooring, uPVC double glazed entrance doors, door to:

**Lounge**
21'2" x 12'3" (6.44m x 3.73m)
UPVC double glazed leaded window to front, living flame effect electric fire set in ornate timber surround and marble effect inset and hearth, two radiators, wall light(s), coving to ceiling, uPVC double glazed patio door, double door, door to:

**Dining Room**
9'11" x 9'4" (3.01m x 2.85m)
Radiator, coving to ceiling, double glazed doors to conservatory, door to:

**Kitchen**
11'9" x 11'2" (3.59m x 3.40m)
Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, 1+1/2 bowl composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed leaded window to rear, radiator, ceramic tiled flooring, door to:

**WC**
UPVC frosted double glazed leaded window to side, fitted with two piece comprising, wall mounted wash hand basin, low-level WC and half height ceramic tiling to two walls, radiator.

**Conservatory**
9'1" x 22'0" (2.77m x 6.71m)
Hardwood construction with sealed unit double glazed windows, insulated roof panels, tiled flooring, three windows to side, four windows to rear, three double radiators, double door.

**Landing**
Double glazed leaded window to front, built-in boiler cupboard, housing wall mounted gas combination serving heating system and domestic hot water, radiator, door to:

**Bedroom 1**
10'6" x 14'5" (3.19m x 4.40m)
UPVC double glazed leaded window to rear, radiator, door to:

**En-suite**
Fitted with three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level, full height ceramic tiling to all walls, shaver point

and light, uPVC frosted double glazed leaded window to rear, radiator, ceramic tiled flooring.

**Bedroom 2**
10'6" x 11'3" (3.19m x 3.43m)
UPVC double glazed leaded window to rear, radiator.

**Bedroom 4**
8'0" x 7'7" (2.43m x 2.32m)
UPVC double glazed leaded window to front, radiator.

**Bedroom 3**
8'0" x 9'6" (2.43m x 2.90m)
UPVC double glazed leaded window to front, radiator.

**Bathroom**
Three piece coloured suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, half height ceramic tiling to all walls, extractor fan, shaver point and light, radiator.

**Outside**
Front garden, paved pathway leading to front entrance door with lawned area and mature ornamental flower and shrub borders, block paved driveway to the side leading to garage, enclosed by timber fencing and mature hedge to front and sides, gated side access to rear.
Side and rear garden, enclosed by timber fencing to rear and sides, paved sun patio, side gated access, outside cold water tap with lawned area and mature ornamental flower and shrub borders, aluminium greenhouse, garden shed, paved pathway.

**5 Whitsundale, Westhoughton, Bolton, Lancashire, BL5 3LQ**

**Offers In The Region Of £300,000**