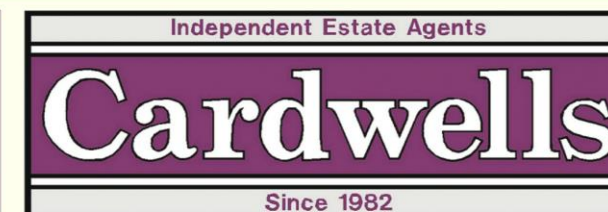




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Incorporating: Wright Dickson & Catlow. WDC Estates



DOROTHY RIGBY FARM, WIGAN ROAD, WESTHOUGHTON £319,950

Cardwells are delighted to offer for sale this charming detached farmhouse, which is situated within a sought after location on the edge of the countryside, within a very generous plot. There are delightful gardens to three sides and farmland beyond. The property is believed to date back to circa 1790 and was renovated in the 1980s. In more recent years the property has undergone further modernisation. This spacious family size home has lots of character features, including wooden floors and beams. There are two fireplaces one of which has a multi fuel burning stove. Viewing is highly recommended to fully appreciate this individual property. The spacious accommodation briefly comprises; Entrance porch, lounge which has a feature fireplace, Living room/family room also with a feature fireplace, modern Kitchen/breakfast room, utility room and a guest WC. On the first floor there are four bedrooms and a family bathroom. The master bedroom has an en suite shower room and a walk in wardrobe. Outside there are very generous mature gardens to three sides and a double driveway leading to a larger than average double garage with twin up and over doors. The property also benefits from double glazing and gas central heating. We have been advised by the owner that the property benefits from 240 volts & 3 phase electricity supply.

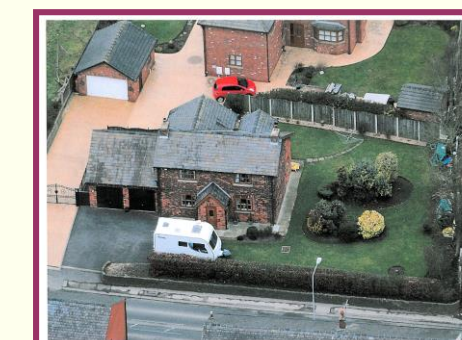


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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC double glazed front door

Entrance Porch

2 UPVC double glazed windows, parquet wooden flooring.

Lounge 14' 4" x 11' 11" (4.37m x 3.63m)

UPVC double glazed window (front aspect) wooden flooring, feature open fascia brick fireplace with a stone flagged hearth, wooden beams to the ceiling, dado rail.



Living/Family Room 23' 9" x 14' 10" (7.23m x 4.52m)

UPVC double glazed French doors (rear aspect) with 2 UPVC double glazed windows (front & side aspect), feature open fascia brick fireplace incorporating a multi fuel cast iron stove, mounted on a stone flagged hearth, wooden beams to the ceiling, 2 radiators, spindled staircase to landing.



Bathroom 8' 4" x 6' 7" (2.54m x 2.01m)

UPVC double glazed window (rear aspect) 3 piece white suite comprising panel enclosed bath with mixer tap, shower cubicle, low level w/c, wash basin with mixer tap, part tiling to the walls, radiator.



Outside

There are delightful gardens to three sides of the property, which are mainly laid to lawn with feature tree plant & floral displays. A double driveway leads to a larger than average double garage with up and over doors. The garage also benefits from power & lighting.



Price: £319,950 Including blinds, light fittings, carpets, dishwasher, fridge/freezer, cooker and two multi fuel stoves.

Disclaimer

This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

Kitchen/Breakfast Room 14' 9" x 10' 10" (4.49m x 3.30m)

UPVC double glazed door & window (rear aspect) range of wooden fronted wall and base units with complimentary work surfaces & tiled splash backs, built in oven & grill with inset 4 ring gas burner hob, extractor hood above. Integrated dishwasher, integrated fridge/freezer, tiled flooring, wooden beams to the ceiling, radiator.

**Utility Room 6' 9" x 6' 7" (2.06m x 2.01m)**

UPVC double glazed window (rear aspect) fitted work surfaces, space for automatic washing machine & a tumble dryer below, tiled splash backs, doors leading to the garage & w/c.

Guest W/C 6' 7" x 2' 5" (2.01m x 0.74m)

UPVC Frosted double glazed window (rear aspect) low level w/c, part tiling to the walls, tiled flooring.

Landing 14' 7" x 3' 2" (4.44m x 0.96m)

Access to the loft, doors lead to;

Master Bedroom 12' 3" x 11' 0" (3.73m x 3.35m)

UPVC double glazed window (front aspect) walk in wardrobe/cupboard.

**En-Suite 7' 10" x 3' 10" (2.39m x 1.17m)**

3 Piece white suite comprising, shower cubicle, low level w/c, wash basin with mixer tap, radiator, tiling to the walls, extractor fan.



Bedroom Two 12' 1" x 12' 0" (3.68m x 3.65m)

UPVC double glazed window (front aspect) built in storage cupboard/wardrobe, radiator.



Bedroom Three 14' 11" x 12' 3" (4.54m x 3.73m)

At widest points. UPVC double glazed window (rear aspect) 3 UPVC double glazed windows (rear aspect) radiator, wooden beams to ceiling, radiator.



Bedroom Four 11' 3" x 8' 5" (3.43m x 2.56m)

UPVC double glazed window (rear aspect) radiator.

