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Incorporating: Wright Dickson & Catlow, WDC Estates

WESTFIELD ROAD, MIDDLE HULTON, BOLTON, BL3 3TJ



- Semi detached true bungalow
- Large lounge separate dining rm
- Fitted kitchen, modern shower rm
- Two fitted bedrooms
- Garage & large driveway
- Pretty gardens front and rear
- UPVCDG, combi CH
- No chain



£150,000

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Offered for sale with early vacant possession and no further upward chain is this semi detached true bungalow set in a consistently popular development just off St Helens Road near to Middle Hulton and the superb local countryside, shops, transport links and excellent recreational facilities. The brick built property benefits from gas combination central heating, UPVC double glazing and we are advised the work to the roof was completed 2015/2016. The accommodation on offer briefly comprises: entrance hallway with walk-in storage space off, large lounge, dining area, fitted kitchen, a modern shower / wet room, and two fitted bedrooms. Externally there are pretty gardens to the front and rear plus a single garage served by a sizeable driveway providing additional private off-road parking. Viewing is essential to appreciate all that is on offer and can be arranged via an advanced appointment with Cardwells Estate Agents Bolton on 01204 381281 or bolton@cardwells.co.uk

Directions BL3 3TJ

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway 13' 6" x 3' 0" (4.11m x 0.91m) UPVC double glazed entrance door, radiator, walk in storage space off containing the gas combination central heating boiler.

Shower Room 7' 3" x 5' 6" (2.21m x 1.68m) A modern white three-piece shower/wet room suite with walk in shower enclosure, modern white WC and wash basin with vanity storage space built around, heated towel rail, UPVC double glazed window, loft access point via a drop-down ladder.

Lounge 21' 5" x 11' 11" (6.52m x 3.63m) UPVC double glazed window to the rear, two radiators, electric fire, archway into the dining area.

Dining Area 10' 4" x 7' 11" (3.15m x 2.41m) UPVC double glazed window to the rear, radiator, door off into the kitchen.

Kitchen 10' 3" x 7' 3" (3.12m x 2.21m) Fitted with matching drawers, base and wall cabinets, stainless steel single bowl sink and drainer with mixer tap over, ceramic tiled walls, radiator, UPVC double glazed window, UPVC double glazed entrance door.

Bedroom One 12' 0" x 11' 3" (3.65m x 3.43m) Fitted wardrobes and drawers to one wall, matching bedside drawers, UPVC double glazed window to front, radiator.

Bedroom Two 10' 5" x 8' 2" (3.17m x 2.49m) Fitted furniture giving wardrobes, drawers and bridging cabinets, UPVC double glazed window to front, radiator.

Outside Front garden is neatly laid to lawn with a well stocked border containing colourful plants. A pretty rear garden with a well maintained central lawn bordered by a flower bed with colourful plants, shrubs and small trees, there is a paved patio area and access to the rear of the garage through the pedestrian door.

Garage 15' 9" x 7' 10" (4.80m x 2.39m) Single garage with up and over vehicle access door and a pedestrian door to the rear. The garage is served via a paved driveway providing additional private off road parking.

Price £150,000 including carpets, light fittings, wardrobes, cooler & kitchen fittings.



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.

Please note: all viewings are by appointment only through our BOLTON Office