

FREEHOLD



House - Detached (EPC Rating: D)

**20 FARLEIGH  
CLOSE  
WESTHOUGHTON,  
BOLTON,  
LANCASHIRE, BL5  
3ES**  
Offers Over

**£410,000**

#### FEATURES

- FREEHOLD
- GARAGE
- FOUR BED DETACHED
- STUNNING FAMILY HOME



  
**FREENEY & OLIVER  
ESTATES**

# 4 Bedroom House - Detached located in Bolton

## Lounge

The lounge is a spacious and welcoming room, featuring a large bay window that floods the space with natural light. A classic fireplace serves as a charming focal point, complemented by soft carpeting and neutral walls, creating a cosy atmosphere for relaxation or entertaining.

## Conservatory

Bright and airy, the conservatory offers generous space with panoramic windows and a skylight that fill the room with natural light. Wooden flooring underfoot adds warmth, and the space opens onto the garden, providing a seamless connection between indoor and outdoor living.

## Dining Room

The dining room is an inviting space adjoining the conservatory, perfect for family meals or entertaining. It features a simple design with carpeted floors and neutral decor, allowing flexibility for a variety of dining furniture styles.

## Kitchen

A contemporary kitchen finished to a high standard, it benefits from a combination of blue base units and white wall cabinets, fitted with sleek silver handles. The kitchen features a built-in oven and hob with a black extractor hood, and stylish patterned floor tiles add character to the space. Ample work surface and storage provide practical functionality, complemented by two windows ensuring plenty of natural light.

## Entrance Hall

The entrance hall offers a light and airy welcome, featuring wooden flooring that flows through to the lounge entrance. It provides access to the kitchen, WC, and stairs leading to the first floor, with neutral walls and tasteful decor creating a fresh and inviting atmosphere.

## WC

A convenient ground floor WC with a modern white suite, including a pedestal wash basin and WC. The room features neutral tiling and a large mirror above the basin, creating a clean and practical space for guests.

## Bedroom 1

Bedroom 1 is a bright and spacious room with a large window that lets in plenty of natural light. It boasts a fitted wardrobe with cream-coloured doors offering ample storage, and soft carpeting adds comfort underfoot. The room benefits from neutral walls and an en-suite shower room, providing privacy and convenience.

## Bedroom 2

Bedroom 2 is a cosy double room decorated in neutral tones with a large window allowing natural light to fill the space. It offers a comfortable size suitable for a variety of uses.

## Bedroom 3

Bedroom 3 is a well-proportioned room decorated in neutral colours and featuring a large window that fills the space with natural light. It is versatile and could serve as a guest or children's bedroom.

## Bedroom 4

Bedroom 4 is a smaller room, ideal for use as a nursery, study, or guest room. It is carpeted and finished in neutral tones, with a window providing natural daylight.

## En-suite

The en-suite shower room adjacent to the main bedroom includes a modern shower cubicle, a pedestal wash basin, and tiled walls. Its clean, contemporary design offers convenience and privacy.

## Bathroom

The family bathroom is finished with neutral tiling and features a white suite comprising a bath with a shower over, a pedestal wash basin, and a WC. A heated towel rail and a window provide added comfort and ventilation.

## Study

This study is a compact yet practical space, ideal for working from home. It features a large window providing natural light, neutral decor, and enough room for a desk and shelving.



### Front Garden

The front garden is a neatly cared-for lawn bordered by well-maintained hedges and shrubs, offering a pleasant and private outdoor space that enhances the home's kerb appeal.

### Rear Garden

The rear garden is a well-tended and private outdoor space featuring a lawn bordered by flower beds, alongside a paved patio and timber decking perfect for outdoor dining and relaxing. This garden offers an inviting environment for enjoying the outdoors in a peaceful setting.

### Garage

The driveway and garage provide ample off-street parking space with a paved driveway leading to a detached garage. The garage offers practical storage and secure parking, accessible via a rear door from the garden.

Important note to purchasers:

Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Fixtures and fittings other than those mentioned are to be agreed with the seller.

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party called CREDAS. There is a nominal charge of £50 excluding VAT for this (per person).







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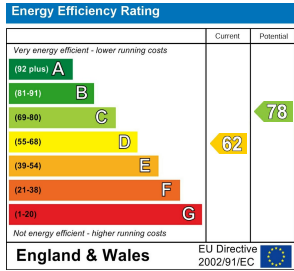
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Council Tax Band

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