

FREEHOLD



House - Semi-Detached (EPC Rating: D)

24 DICCONSON LANE WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3NW

Offers In The Region Of

£725,000

FEATURES

- ANNEXE WITH OWN KITCHEN AND BATHROOM
- LARGE DRIVEWAY
- 4 spacious bedrooms
- Expansive garden space
- SCENIC FIELD VIEWS
- FREEHOLD
- 3 modern bathrooms
- 3 cosy reception rooms




FREENEY & OLIVER
ESTATES

4 Bedroom House - Semi-Detached located in Bolton

Nestled on Dicconson Lane in Westhoughton, Bolton, this stunning semi-detached house offers a perfect blend of comfort and elegance. With four spacious bedrooms, this home is ideal for families seeking both space and style. The property boasts three well-appointed reception rooms, providing ample areas for relaxation and entertainment, whether it be cosy family gatherings or hosting friends.

One of the standout features of this residence is the separate annex, complete with its own kitchen and bathroom. This versatile space can serve as a guest suite, a home office, or even a private retreat for older children, offering both privacy and convenience.

The scenic field views surrounding the property enhance its charm, creating a tranquil atmosphere that is hard to find in urban settings. Imagine enjoying your morning coffee while taking in the serene landscape, or unwinding in the evening with the beauty of nature as your backdrop.

In summary, this exceptional home on Dicconson Lane is not just a place to live, but a lifestyle choice that offers comfort, space, and stunning views. It is a rare opportunity to acquire a property that truly has it all. Don't miss the chance to make this beautiful house your new home.

ROOM MEASUREMENTS: Lounge 5.33x4.52, Lounge 2 4.07x4.02, Dining Room 3.63x3.63 Kitchen 4.54x6.71 Downstairs Bathroom 2.43x2.49 Bedroom 1 5.23x4.62 Bedroom 2 4.02x4.02 Bedroom 3 4.40x3.06 En-Suite 3.47x1.34 Bedroom 4 3.89x3.73 Bathroom 2.57x2.70 Annex Open Plan Living 12.40x7.51 Annex Bathroom 3.14x3.60

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.

- ANNEXE WITH OWN KITCHEN AND BATHROOM
- SCENIC FIELD VIEWS
- LARGE DRIVEWAY
- FREEHOLD
- 4 spacious bedrooms
- 3 modern bathrooms
- Expansive garden space
- 3 cosy reception rooms
- Close to local amenities
- RECENTLY REDUCED



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Call us on

info@freeneyandoliverestates.co.uk

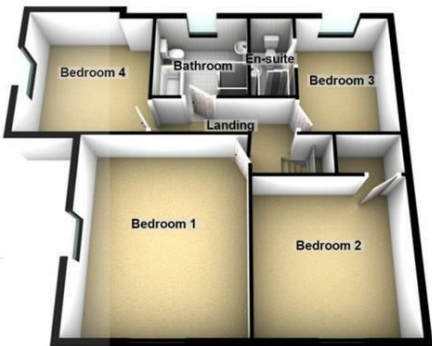
Council Tax Band

E

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.