

FREEHOLD



House - Detached (EPC Rating: C)

33 BRAMBLING DRIVE WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 2SW

Offers In Excess Of

£450,000

FEATURES

- DOUBLE GARAGE
- FREEHOLD
- NOT TO BE MISSED!
- 4 spacious bedrooms
- THREE RECEPTION ROOMS
- SITUATED IN A QUIET CUL-DE-SAC
- BEAUTIFULLY PRESENTED THROUGHOUT
- 3 modern bathrooms




FREENEY & OLIVER
ESTATES

4 Bedroom House - Detached located in Bolton

Entrance Hall

The entrance hall welcomes you with a stylish herringbone wood-effect floor that flows seamlessly through the ground floor. The space is enhanced by modern lighting and a striking glass-panelled staircase with wooden handrails, creating a bright and open feel that leads to the upper floor.

Lounge

This spacious lounge boasts a wood-effect herringbone floor and a feature fireplace with a rustic wooden beam mantle and a wood-burning stove, set against a deep blue accent wall. The room is filled with natural light from a large window, creating a warm and inviting atmosphere perfect for relaxing or entertaining.

Kitchen and Breakfast Area

The kitchen features modern dark gloss cabinetry with integrated appliances including an oven and microwave, complemented by a gas hob and stainless steel extractor. The tiled floor and splashbacks add a practical touch, while the large window above the sink floods the space with natural light. An adjoining breakfast area provides a cosy nook with space for casual dining, enhanced by patterned wallpaper and a comfortable armchair. The kitchen opens through an archway to the dining room, creating a smooth flow between the spaces.

Dining Room

9'2" x 10'4"

The dining room connects directly to the kitchen breakfast area and features a simple, fresh design with light flooring and neutral walls. Double doors open out into the garden, creating an inviting space for formal or casual meals while enjoying views of the outdoor area.

Utility Room

4'11" x 7'8"

A practical utility room is fitted with ample cupboard space, a washing machine, and a dryer. It has a tiled floor with a bold patterned design and a door leading directly outside, providing convenience and additional storage options.

Study

8'6" x 7'8"

The ground floor study is a well-sized workspace with a tiled floor that has a rustic, stone-effect design and neutral-toned walls. It offers a peaceful environment for work or study, with an external door providing additional access.

Bathroom

9'9" x 7'10"

The family bathroom combines a vintage-inspired tiled design with modern fittings. It features a bathtub with a tiled surround, a separate walk-in shower with glass doors, a grey vanity unit with a marble-effect countertop, and a matching toilet. The floor is tiled in a complementary geometric pattern, and the room is brightened by a window with natural light.

WC

2'4" x 7'5"

The ground floor cloakroom is fitted with a modern white basin set into a pink tiled vanity unit, with subtle gold trim. The walls are painted a soft grey and there is a matching black radiator, providing a stylish and functional space for guests.

Bedroom 1

12'6" x 14'12"

Bedroom 1 is a large main bedroom with a soft grey carpet and a comfortable upholstered bed. It benefits from three windows allowing plenty of natural light and includes fitted wardrobes and a chest of drawers for ample storage. There is an en-suite bathroom attached, offering a private shower room with a matching tiled finish consistent with the main bathroom, and modern fixtures.

Bedroom 2

14'6" x 10'6"

Bedroom 2 is a well-sized room with a soft carpet and a large window that fills

the space with light. The walls are painted in a lilac tone, adding a touch of colour without overwhelming the room.

Bedroom 3

11'2" x 7'8"

Bedroom 3 is a comfortable single room with a soft grey carpet and light walls. A window allows natural light to brighten the space, making it suitable for a child or guest room.

Bedroom 4

9'9" x 7'10"

Bedroom 4 is another single room decorated in a soft pink tone with a grey carpet. It has a window to the outside and is furnished to suit a variety of uses, from a child's bedroom to a guest room or hobby space.

Landing

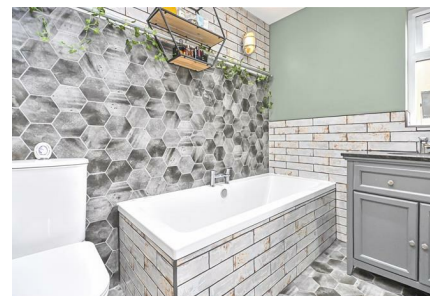
The first floor landing is a bright space connecting the four bedrooms and bathrooms. It is carpeted in a soft grey and painted in neutral tones, creating a calm transition between rooms.

Rear Garden

The rear garden is a large, private space with a well-maintained lawn bordered by mature shrubs and trees, providing excellent privacy. A paved patio area offers a perfect spot for outdoor dining or relaxing, and a charming stepping stone path adds character while connecting different garden areas.

Front Exterior

The front exterior of the property features a double garage with mint green doors and a brick-paved





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driveway with ample parking space. A lawned area beside the driveway is neatly edged with mature hedging, providing a welcoming and private frontage.

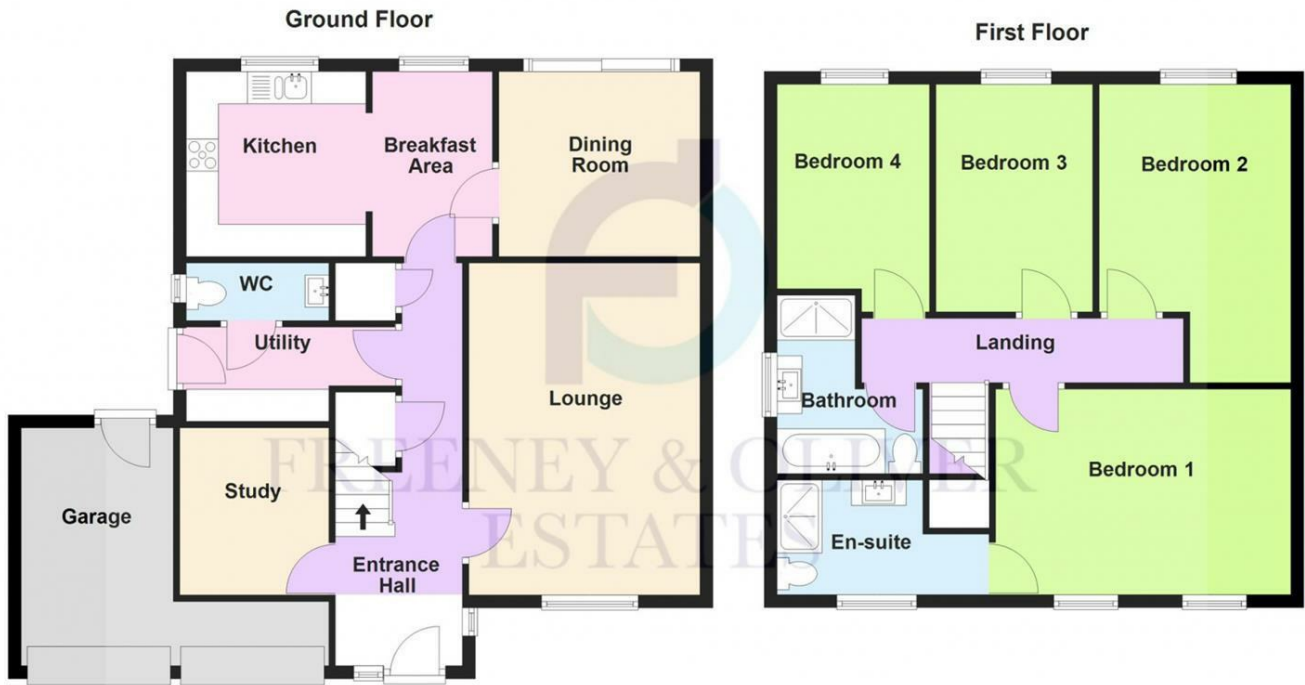


Call us on

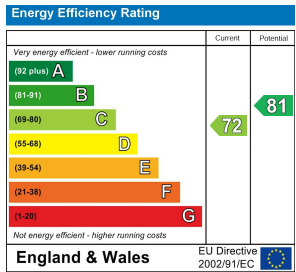
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Council Tax Band

E



33 Brambling Drive, Westthoughton



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.