



FREEHOLD

House - Detached (EPC Rating: C)

4 RYECROFT DRIVE WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3PW

Asking Price

£825,000

FEATURES

- LARGE DRIVEWAY
- OPEN PLAN LIVING
- SEPERATE LOG CABIN
- GARAGE
- STUNNING FIELD VIEWS
- UNDER FLOOR HEATING



4 Bedroom House - Detached located in Bolton

FREENEY & OLIVER ESTATES are DELIGHTED to offer FOR SALE this STUNNING, MODERN FOUR BEDROOM family home (PLUS an extra two bedrooms also in the log cabin). The property is situated in a tucked away location in a sought after area of WESTHOUGHTON with stunning scenic views of the fields beyond.

This BEAUTIFULLY PRESENTED property would make the perfect family home for a range of buyers. With generous accommodation, a spacious open plan living/dining area and kitchen overlooking the garden and fields below. It has great space for entertaining with Family and Friends.

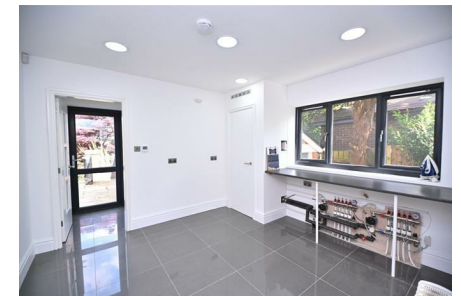
The property comprises of; Entrance hall, downstairs store room and WC. Then into modern kitchen with 2 built in ovens, coffee machine, microwave, hob and wine fridge This leads onto a very spacious open plan living/dining area with two sets of doors leading out to the rear balcony and garden, this is followed by a utility room and access to the garage.

To the First floor there is the large MASTER bedroom that has a WALK IN WARDROBE with a laundry chute through to the utility room downstairs and a large ensuite bathroom, this is followed by a family bathroom and 3 double rooms.

Externally the property has split level rear garden with a balcony area, the property also boasts from having a log cabin/annexe at the bottom of the garden. The log cabin comprises of open plan kitchen, lounge, 2 double bedrooms, bathroom and jacuzzi area which benefits from a combi boiler. The front of the property is gated off with a large driveway that would fit multiple cars and has access to the garage.

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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FREENEY & OLIVER ESTATES | 9A MARKET STREET, WESTHOUGHTON, BOLTON, BL5 3AH



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Call us on

info@freaneyandoliverestates.co.uk

Council Tax Band

E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(55-68) D			
(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.