

FREEHOLD



House - Detached (EPC Rating: D)

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

£410,000

FEATURES

- FREEHOLD
- GARAGE
- Spacious modern kitchen
- Two cosy reception rooms
- FOUR BED DETACHED
- STUNNING FAMILY HOME
- Ideal for large families
- Three stylish bathrooms




**FREENEY & OLIVER
ESTATES**

4 Bedroom House - Detached located in Bolton

Lounge

17'4" x 11'7"

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

11' x 11'6"

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

11'1" x 8'8"

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

10'10" x 11'11"

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

6'10" x 3'8"

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

10'7" x 11'7"

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

11'3" x 9'3"

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

7'2" x 11'7"

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

6'10" x 9'3"

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

5'7" x 8'2"

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.

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:





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



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).

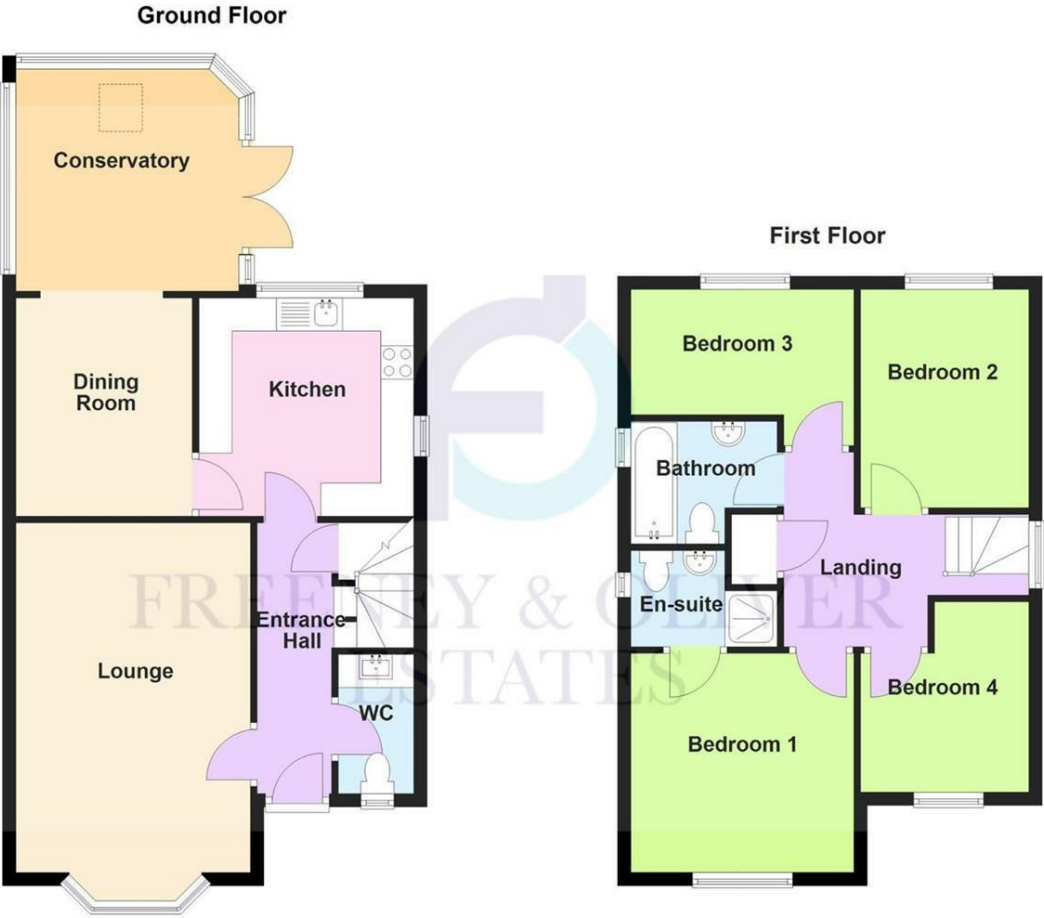


Call us on

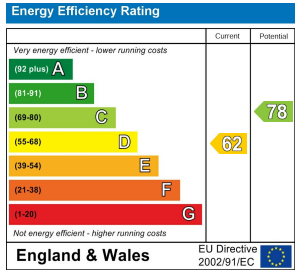
info@freeneyandoliverstates.co.uk

Council Tax Band

E



20 Farleigh Close, Westhoughton



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.