



46 Parkway, Westhoughton, Bolton, Greater Manchester, BL5 2RY

For Sale - 4 Bedroom Detached - £239,950

Well presented 4 bedroom detached

Well presented 4 bedroom detached with Conservatory, Double Glazing, Central Heating, Alarm, Gardens, Detached Garage.

ENTRANCE HALL Entrance door, radiator, tiled floor, staircase with storage under, coved ceiling, dado rail, cloaks cupboard.

CLOAKROOM/W.C. 1.68 x 1.92m. W.C., pedestal wash hand basin, radiator, tiled floor, double glazed window.

LOUNGE 3.85 x 5.37m. Double glazed square bay window, radiator, feature fireplace with living flame gas fire, coved ceiling, dado rail, double doors leading to

DINING ROOM 3.35 x 2.82m. Double glazed sliding doors leading to conservatory, radiator, dado rail, coved ceiling.

CONSERVATORY 3.04 X 3.04M. Double glazed, heater, tiled floor.

FITTED DINING/KITCHEN 3.80 x 4.47m. Fitted range of wall and base units with contrasting worktops, inset one and a half bowl sink unit, gas hob, electric double oven, external extractor fan, display wall units, central island unit, integrated fridge freezer, washing machine, radiator, tiled floor and part tiled walls, double glazed window, pantry.



LANDING Airing cupboard, access to boarded loft with lighting.

MASTER BEDROOM 3.88 x 4.45m. Double glazed square bay window, radiator, fitted robes, dressing table, bedside units. Door leading to

EN-SUITE-SHOWER ROOM 3.27 x 1.28m. Walk in shower cubicle, vanity wash hand basin, w.c., part tiled walls, double glazed window, linen cupboard.

BEDROOM 2 2.38 x 3.83m. Double glazed window, radiator, fitted robes, bedside unit.

BEDROOM 3 2.58 x 2.83m. Radiator, double glazed window, fitted wardrobe.

BEDROOM 4 2.17 x 2.83m. Double glazed window, radiator, fitted robes with desk unit.

BATHROOM 2.26 x 2.22m. Panelled bath with shower over, vanity wash hand basin, w.c., part tiled walls, double glazed window, radiator.

DETACHED GARAGE 2.52 x 5.54m. Brick garage with up and over door, power and light, boarded loft storage, personal door to side, rear window.

FRONT GARDEN Open plan and laid to lawn with flower borders, driveway providing off road parking.

REAR GARDEN Attractive well established landscape mature garden having raised shaped lawn, flower and shrub borders, water feature, stepping stones to additional raised patio area with pergola. Greenhouse. Timber fencing.

TENURE IS FREEHOLD

PLEASANT CUL-DE-SAC POSITION

VIEWING ESSENTIAL TO APPRECIATE

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All measurements should be taken to be approximate.

You should contact the relevant local authority to establish the council tax for the property you

intend to buy / rent.

Property Features

- ✓ Central heating
- ✓ Close to schools
- ✓ Close to railway station
- ✓ Close to motorway network
- ✓ Close to amenities
- ✓ Alarm
- ✓ Patio
- ✓ Landscaped gardens
- ✓ Gardens to rear
- ✓ Gardens to front
- ✓ Single garage
- ✓ Off road parking
- ✓ Driveway
- ✓ Not overlooked
- ✓ Open views
- ✓ Double glazing
- ✓ Cloaks
- ✓ Hallway
- ✓ Dining room
- ✓ Lounge
- ✓ Ensuite
- ✓ Bathroom
- ✓ Dining kitchen
- ✓ Conservatory