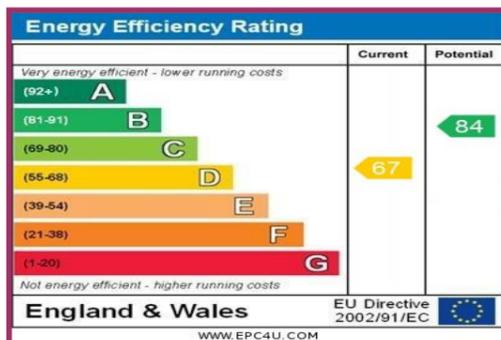




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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**MONKS FIELD CHEW MOOR LANE – WESTHOUGHTON
 OFFERS OVER £375,000**

A fantastic opportunity to purchase this impressive and characterful Barn conversion semi detached house, set within a secure gated hamlet of similar properties. This fantastic three bedroomed house is situated in a convenient location on the edge of Westhoughton and Chew moor Village, with access to the motorway network and transport links. There are good local amenities including pubs, shops schools and lovely countryside all within easy reach.

To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The well presented accommodation briefly comprises, Entrance Hall, guest of WC/utility, living room and a kitchen dining room. Upstairs there are three bedrooms and a shower room. The master bedroom also has en suite shower room. Outside, there is parking for approximately three to four vehicles and a delightful low maintenance courtyard style garden to the side. The property also benefits from uPVC double glazing and gas central heating. We understand that the property is served by a septic tank along with five neighbouring properties. The property benefits from underfloor heating in kitchen, hallway and downstairs WC.

BOLTON

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed stable style, front door leading to

Entrance hall:

Flagged floor, part panelling to the walls, staircase to the landing.



Guest w.c/utility: 2' 7" x 8' 4" (0.8m x 2.55m)
uPVC frosted double glazed window, front aspect, close coupled WC, wash basin with mixer tap, space for a washing machine, fitted storage cupboard above, flagged floor part panelling to the walls, extractor fan.



Living room: 17' 3" x 18' 1" (5.25m x 5.52m)
uPVC double glazed French doors, rear garden aspect, feature fireplace incorporating a multi fuel burning stove, mounted on a flagged hearth, with a brick surround and an oak mantle, engineered oak wooden flooring, two radiators, built in storage cupboard.



Kitchen dining room: 11' 7" x 18' 9" (3.53m x 5.71m)

2 uPVC double glazed windows, front and side aspect, fitted wall and base units with complementary work surfaces and tiled splashbacks, Belfast sink with mixer tap, built in 'Neff' oven and grill, five ring 'Smeg' gas hob with a matching extractor canopy above, integrated dishwasher, flagged floor, Aga American style fridge freezer, fitted storage cupboards, inset spotlights to the ceiling.



Viewings:

Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure:

Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax:

Cardwells estate agents Bolton research indicates the property is band D £2267 per annum

Flood risk information:

Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area:

Cardwells estate agents Bolton research indicates the property is not in a conservation area.

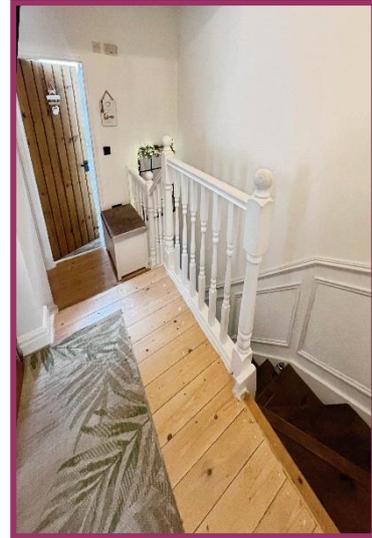
Disclaimer:

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Landing:
Exposed wooden floorboards, radiator, doors lead to,

Master bedroom: 9' 4" x 11' 9" (2.85m x 3.59m)
uPVC double glazed window rear aspect, fitted wardrobes with overhead storage cupboards, wooden floorboards radiator.



En suite shower room: 2' 11" x 9' 2" (0.89m x 2.8m)
Contemporary suite comprising, shower cubicle, close couple WC, wash basin with mixer tap inset to a vanity unit, tiled floor, chrome plated towel rail, extractor fan, inset spotlights to the ceiling.



Bedroom 2: 8' 10" x 11' 3" (2.70m x 3.43m)

uPVC double glazed window, rear aspect, radiator, fitted double wardrobe with overhead storage cupboards, access to the loft.



Bedroom 3: 8' 6" x 11' 5" (2.6m x 3.47m)

uPVC double glazed window front aspect, radiator below.



Shower room: 7' 1" x 5' 7" (2.17m x 1.7m)

Double glazed 'Velux' skylight window, contemporary suite comprising, shower cubicle, close coupled WC inset to a vanity unit, incorporating a wash basin with mixer tap, tiled floor, chrome plated towel rail, inset spotlights, extractor fan.



Outside:

Outside, there is a wooden gate leading to a courtyard style paved garden with a patio seating area. We understand that the vendors will include the Jacuzzi within the sale of the property.

