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**BENTWORTH CLOSE, WESTHOUGHTON, BL5 2GN**



- Three bedroom detached family home
- Generous corner plot, 0.07 of an acre
- Detached garage and private driveway
- Lounge, Dining Room and conservatory
- Quality kitchen with Corian Work surfaces
- Guest WC, En Suite Shower Rm & Bathrm
- New carpets, new windows & doors
- Wonderful location



**Offers in the Region Of £310,000**

**BOLTON**

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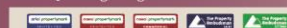
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Incorporating: Wright Dickson & Catlow, WDC Estates



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A superb three bedroom detached family home, set in an ever popular, and well regarded residential development in the Daisy Hill area of Westhoughton, Bolton. Daisy Hill train station is only a few minutes walk away which directly serves Bolton, Salford and Manchester, while for those commuting by road the M61 is just a short drive away. There are particularly well regarded schools including; St James C E Primary School nearby. The property is very well presented throughout and briefly comprises; reception hallway, guest WC / powder room, lounge with feature marble fireplace, dining room, conservatory, fitted kitchen complete with Corian work surfaces, first floor landing, fitted master bedroom with three piece en-suite shower room off, two additional good size bedrooms and a three piece white bathroom suite. Externally there is a detached garage served by a private driveway providing further off road car parking, there are garden areas to the front, side and the rear, the rear gardens have been landscaped and designed for easy maintenance and all year round enjoyment. We are advised that new doors and windows have been installed in the Winter of 2022, new flooring (stairs and landing carpet laid as recently as summer 2023), there is a Potterton central heating boiler and a superb attention to detail throughout. There is a great deal to admire and all that is on offer can only be appreciated via a viewing. In the first instance, there is a walk-through viewing video available to watch, then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**Reception Hallway** 16' 7" x 7' 3" (5.067m x 2.220m) Quality entrance door, which was installed in the winter of 2022, as well as the hall UPVC window, quality flooring, radiator, built-in storage space under the stairs, turning staircase off to the first floor, which was carpeted in the summer of 2023.

**Guest W/C** 7' 3" x 3' 1" (2.200m x 0.928m) A white two-piece suite, comprising WC and wash hand basin with built under storage space, ceramic wall tiling to the splashback's, feature, circular UPVC window, quality flooring.

**Living Room** 16' 1" x 10' 10" (4.905m x 3.312m) Quality marble fireplace and mantle with inset electric fire, UPVC window to the front (fitted winter of 2022), dressed with roller blinds, radiator, quality flooring, double doors, off to the dining room.

**Dining Room** 10' 5" x 8' 11" (3.177m x 2.707m) Quality flooring, radiator, sliding UPVC patio doors which open up into the conservatory.

**Conservatory** 11' 3" x 9' 2" (3.44m x 2.791m) Measured at maximum points. UPVC window to 3 sides and UPVC double glazed double doors which open out onto the rear garden, wood laminate flooring, electric heater, ceiling light, and fan, fitted blinds to all the windows.

**Kitchen** 10' 5" x 9' 2" (3.172m x 2.797m) A professionally fitted kitchen with a matching range of drawers, base and wall cabinets, integrated oven/grill, four ring gas hob with extractor over, superb Corian work surfaces (installed Approximately 2021), which continue into the drainer and sink with mixer tap over, plumbing for washing machine, space for the dryer, wall mounted Potterton gas central heating boiler, ceramic floor and wall tiling, spotlighting, UPVC window to the rear, double glazed side, entrance door, radiator.

**First Floor Landing** 9' 10" x 9' 4" (2.988m x 2.835m) UPVC double glazed window to the side (fitted winter of 2022), quality thick carpeting laid in the summer of 2023, loft access point.

**Master bedroom** 12' 11" x 11' 6" (3.937m x 3.505m) Professionally fitted bedroom furniture, two double wardrobes, bridging cabinets and dressing/study space, UPVC window to front, radiator.

**En-Suite Shower Room** 8' 6" x 3' 3" (2.60m x 0.99m) A white three-piece shower room suite, comprising shower cubicle, pedestal wash hand basin and WC, radiator, UPVC window to side, ceramic floor tiling.

**Bedroom Two** 11' 3" x 10' 3" (3.427m x 3.126m) Fitted wardrobes to one wall, UPVC window overlooking the rear garden, radiator.

**Bedroom Three** 10' 8" x 7' 0" (3.243m x 2.129m) A generous third bedroom with UPVC window to the rear, radiator and quality carpeting.

**Family Bathroom** 2939' 8" x 6' 9" (896m x 2.066m) A white three-piece family bathroom suite comprising: WC, pedestal, wash, hand basin and bath with handheld shower option, ceramic wall tiling, UPVC window and built-in airing cupboard/storage space, radiator.

**Garage** There is a single detached garage which is served by a driveway to the side of the property, providing additional private off-road car parking.

**Plot size** The overall approximate size of the plot extends to around 0.07 of an acre

**Externally** The front garden is neatly laid to lawn with feature small trees. The side garden is neatly laid to lawn. The rear garden has been thoughtfully landscaped with all year round use and easy maintenance in mind. The fencing has been replaced in September 2023. There is excellent patio and entertaining space, and a mature rockery to the rear well stocked with shrubs and small trees. The rear garden provides superb space for children to play etc.

