

# Harrisons

ESTATE AGENTS



35 Dunham Close, Westhoughton, Bolton, Lancashire, BL5 2RP

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Bolton, Lancashire, BL5 2RP

**Offers in Excess of  
£400,000**

### **PROPERTY FEATURES AND DETAILS**

FIVE BEDROOMS, TWO WITH EN-SUITES

BRAND NEW KITCHEN

BRAND NEW WORCESTER BOILER

DUEL FUEL LOG BURNER

LARGE FAMILY GARDEN

OAK INTERIOR DOORS THROUGHOUT

RANGEMASTER COOKER



### **PROPERTY INFORMATION**

This property is in council tax band E

Dunham Close, Westhoughton, Bolton, Lancashire. **\*\*Viewings Now Available\*\*** Welcome to No 35 Dunham Close, a family home ready for you to unpack your things and enjoy family life to the full. This home is sure to catch your eye with its curb appeal. Pull up onto your widened driveway for up to four vehicles. The front is so very finished with a low maintenance garden, a theme echoed throughout your outdoor space. Step Inside - Find yourself in this modernised and stylish family home, the hallway cheerfully greets you in, with ample space for you to kick off your shoes and hang up your coats before putting your feet up in the lounge, in front of the flickering flames of the contemporary Biochemical fireplace. This room has a striking surround framing the fireplace giving a real focal point to the living space. Off the lounge we have the dining area with room for a large family dining table, where you will be able to entertain the family. Then through some patio doors we have a lovely conservatory with glazing surround which lets in loads of natural light. Retrace your steps to the inner hallway and find yourself in the brand-new kitchen. The kitchen is bathed in natural light due to the large window overlooking your garden. Keep a watchful eye on the kids playing outside whilst cooking away in the glossy grey kitchen space. You have your appliances pleasantly tucked away and integrated in the cabinets, washing machine, dryer and dishwasher. There is also a five-ring gas cooker with a double oven. Open the kitchen door to allow the breeze to flow in and step outside to your sunny garden patio. This is low-maintenance and can be jazzed up with splashes of colour with your seasonal plants in pots. Lots of space here for your seating and a shed too as a bonus. The garden is framed by stained fence, keeping any pets or children safely enclosed. Back inside and you will find a downstairs W.C. which is brand new and spacious. Up the stairs we go to discover five bedrooms, two with en-suites. Four of the bedrooms have fitted wardrobes and storage, very handy! The main bathroom is stylish and cool with tones of grey and white, accented by chrome. Modern and with a shower, it's a room sure to refresh and revitalise you ready for your day ahead.

### Front Garden .

Tarmac driveway with off road parking for up to 4 vehicles. Lawned area to the side and access to a single garage with an electric up & over door. Side access down both sides of the property..

### Entrance Porch 5' 2" x 9' 5" (1.57m x 2.86m).

Upvc front door, tiled flooring, ceiling light, frosted double glazing and another Upvc front door which leads to the lounge..

### Entrance Hallway 7' 0" x 15' 1" (2.14m x 4.59m).

Tiled flooring, ceiling light, alarm box on the wall, boiler thermostat on the wall, double panel radiator and some under stair storage, which has shelving and lighting..

### Lounge 16' 4" x 15' 3" (4.98m x 4.65m).

Wood laminate flooring, duel fuel log burner, double glazed unit with two openers, ceiling recess spotlights and a double panel radiator..

### Dining area 18' 7" x 11' 4" (5.66m x 3.45m).

Wood laminate flooring, two ceiling lights, feature fire, double panel radiator and patio doors leading to conservatory..

### Kitchen/Diner 21' 9" x 14' 6" (6.63m x 4.42m).

Fully fitted high gloss grey kitchen with wood laminate worktops and matching upstand, two stainless steel sinks, both with mixer taps, stainless steel extractor, built in dishwasher, washing machine, dryer and an American fridge freezer, grey laminate flooring, Upvc back door, two ceiling lights, single panel radiator and a double panel radiator and a double glazed unit with two openers..

### Conservatory 9' 8" x 7' 0" (2.95m x 2.13m).

Tiled flooring, ceiling fan, single panel radiator, double glazed surround and French patio doors leading to rear garden. .

### W.C. 6' 6" x 6' 6" (1.98m x 1.98m).

Tiled walls and flooring, white sink with chrome mixer tap, white W.C. chrome heated towel radiator, frosted double glazed unit with an opener and a ceiling light..

### First Floor Landing 8' 6" x 16' 7" (2.6m x 5.05m).

Carpet flooring, ceiling light and loft hatch with a pulldown ladder..

### Master bedroom 16' 8" x 15' 8" (5.08m x 4.78m).

Carpet flooring, fitted wardrobes, ceiling recess spotlights, double glazed unit with two openers and a double panel radiator..

### En-suite 10' 4" x 9' 10" (3.14m x 3m)

Large shower room, double shower tray with curved glass shower screen and a chrome power shower, white sink with chrome mixer tap, white W.C. large Velux window, ceiling recess spotlights, anthracite grey radiator, tiled walls and flooring..

### Bedroom 2 11' 8" x 11' 6" (3.56m x 3.51m).

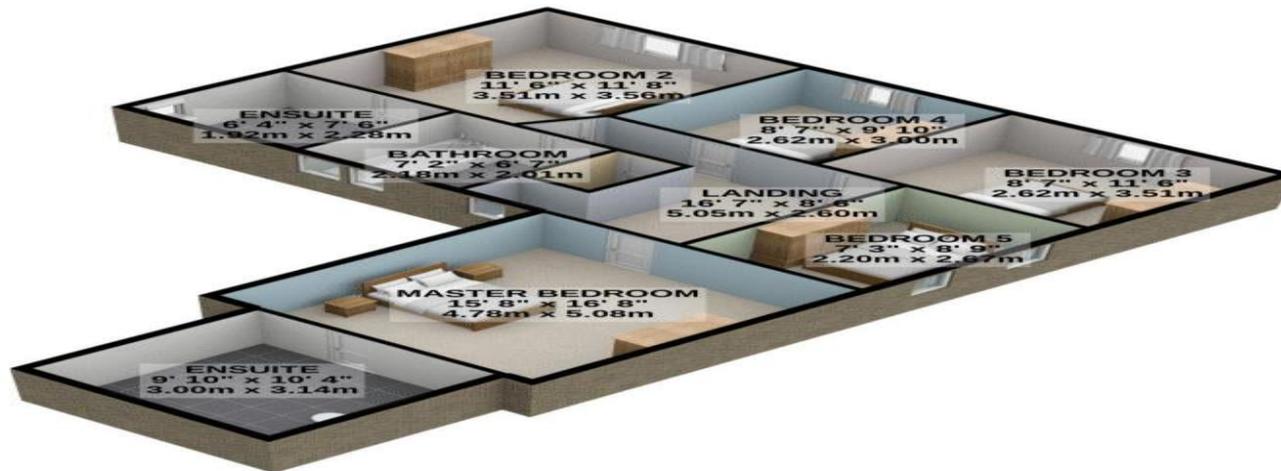
Fitted wardrobes, vinyl flooring, ceiling light. double glazed unit with two openers and an anthracite grey radiator..



**GROUND FLOOR**  
1697 sq.ft. (157.6 sq.m.) approx.



**1ST FLOOR**  
1433 sq.ft. (133.1 sq.m.) approx.



**TOTAL FLOOR AREA : 3130 sq.ft. (290.8 sq.m.) approx.**

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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