



**Fieldbrook Walk, Westhoughton, Bolton, BL5 3YD**

**Offers Over £205,000**

STUNNING HIGH QUALITY, MODERN PRESENTATION THROUGHOUT! An extremely well presented 2 bedroom semi detached home, with a conservatory to the rear, located on Fieldbrook Walk in the Westhoughton area of Bolton. Briefly comprises of the following, a spacious lounge, a modern fully fitted kitchen in white with an integrated gas hob, oven, fridge freezer, washing machine and a breakfast bar, an open plan conservatory with a wood burner stove and solid top roof plus a low maintenance rear garden with a decking area, artificial grass lawn and a storage shed. To the upper floor you will find 2 double sized bedrooms and a modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a modern Worcester combi boiler. Allocated parking for 2 cars to the rear of the property. Offers easy access onto a local country park, the shops and supermarkets in the centre of Westhoughton, and the M61 motorway junction. Ideal purchase for a first time buyer or those looking to downsize.



## ACCOMMODATION

### **Lounge** 16' 5" x 12' 4" (5.0m x 3.75m)

A spacious lounge to the front of the property. Plenty of space for modern furniture to fit easily. Decorated in white with a patterned grey feature wall and a grey coloured carpet. A double glazed window and door are fitted to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 8' 11" x 12' 4" (2.73m x 3.75m)

A modern fully fitted kitchen in white, with contrasting work tops. Comes with an integrated gas hob, oven, fridge freezer, washing machine and a breakfast bar. Decorated in grey with a light grey wood laminate floor. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

### **Conservatory** 11' 3" x 12' 0" (3.42m x 3.66m)

An open plan, double glazed Conservatory to the rear with a solid roof top, with a feature wood burner stove. Decorated in light grey with a grey wood laminate floor. (Acts as a second reception room.)

### **Rear Garden** 21' 0" x 16' 6" (6.39m x 5.04m)

A low maintenance rear garden with a decking area, artificial grass lawn and a storage shed.

### **Allocated Car Parking (Rear)**

Allocated Car Parking spaces for 2 cars to the rear of the property.

### **Master bedroom** 9' 7" x 12' 3" (2.93m x 3.73m)

A double sized Master bedroom to the front of the property. Decorated in neutral colours with a patterned grey feature wall and a light grey carpet. Space for fitted or free standing wardrobes. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 9' 10" x 12' 4" (3.0m x 3.75m)

A second double sized bedroom to the front of the property. Decorated in neutral colours with a light grey carpet. Space for fitted or free standing wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Family Bathroom** 9' 8" x 4' 9" (2.94m x 1.45m)

A modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with an electric shower over the bath. Comes with fully tiled walls and flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated chrome towel holder.



# Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

