



**WILLIAM THOMAS**  
ESTATE AGENTS

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## **DRAFT**

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME \_\_\_\_\_

SIGNED \_\_\_\_\_

DATED \_\_\_\_\_

## **2 Captain Lees Road, Westhoughton North And Chew Moor, Bolton, BL5 3UB**

### **The Property**

Situated on a enviable sized corner plot, boasting generous sized gardens to the front, side and rear. In brief the home comprises an entrance vestibule, lounge, dining room, kitchen, sitting room, home office, while upstairs the landing connects you to four bedrooms, dressing room and an en-suite shower room plus the family bathroom.

**Step Inside-** Into your entrance vestibule and through to your lounge, a gas fire set on a marble hearth takes centre stage, stairs lead to the first floor but first let's take the opening leading to your dining room, you'll notice the bamboo engineered oak wood flooring underfoot. A window pleasantly looks over the rear garden and a door leads to your kitchen. The kitchen includes fitted wall and floor units, featuring built in double ovens and a hob with extractor hood above. Hidden behind the kitchen unit doors are the washing machine, dryer and dishwasher. Two pvc double glazed windows look over the rear garden and an exit door leads outside. Retrace your steps back to the lounge and a door leads to your sitting room which benefits from a laminate wood floor and a cast iron fire place gives a real focal point. To the back of the sitting room a door leads to the home office, perfect for anyone working from home.

**Bedtime & Baths-** The landing provides access to the loft via a pull down ladder and has been boarded for storage. There is also a large airing cupboard for further storage just off the landing. Upstairs are four bedrooms and your family bathroom. The impressive master bedroom sits to the front of the property and an archway leads to a spacious dressing room which includes fitted wardrobes, drawers and dressing table. Just off the dressing room is your en-suite shower room, comprising a shower enclosure with an Aqualisa electric shower, vanity wash basin with storage below, low level WC and fully tiled elevations and floor. The family bathroom features a bath with a Mira electric shower above, vanity wash basin with a storage cupboard below, low level WC, tiled elevations and floor.

**Step Outside-** you won't be short of parking for this one, either on the large block paved driveway or in the garage. The large gardens are truly beautiful, the kind of garden you can't produce overnight. Well stocked with fabulous mature shrubs and plants with an abundance of vibrant colours, it even has its own pond, the garden is a real credit to the owners. It has been tastefully landscaped over the years to create a fantastic outdoor space for all the family to enjoy! If you like to start your day with a morning coffee, the flagged patio area is a perfect place, a lovely peaceful area, get the BBQ fired up and maybe a beverage in hand whilst you keep an eye on the kids as they play happily on the extensive lawns. There is an additional timber decked patio area with a storage shed behind. A gate leads to the fantastic side garden plot, perfect for the kids to have their own designated play area, where they can have hours of fun with siblings and friends. **There is a real feel of privacy and calm here, it's a safe and secure spot for all of the family to relax and unwind together.**

#### **Out & About**

The popular location is within easy access to the many shops and amenities Westhoughton has to offer and is well placed for major transport links making it easy to commute across the North West.

**£375,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**  
454 Darwen Road Bromley Cross Bolton



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- Impressive Detached Family Home
- Occupying A Large Corner Plot with Generous Sized Gardens
- Lounge/Dining Room
- Kitchen
- Sitting Room/Home Office
- 4 Bedrooms/En-Suite Shower Room/Dressing Room
- Family Bathroom
- Driveway/Garage
- Internal Inspection Highly Advised

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Lounge



Dining Room







**Kitchen**



### Sitting Room



### Home Office



**First Floor**



**Bedroom 1**



**Dressing Room**







**En-Suite**



**Bedroom 2**



**Bedroom 3**



**Bedroom 4**



**Family Bathroom**



**Outside**







**Additional External Pictures**





### Additional Pictures



### Driveway/Garage



### Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property