



**1 Broom Way, Westhoughton**  
Bolton

Offers in Region of **£325,000**





## 1 Broom Way

Westhoughton, Bolton

Don't miss out on this fantastic 3-bed freehold detached bungalow! Set on an impressive corner plot, it's well-presented and conveniently located for amenities, schools, and commuter links. Early viewings essential!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Freehold
- Detached True Bungalow
- Orangery
- Modern Bathroom
- Corner Plot
- Large Driveway and Garage
- Gardens to Front and Rear
- Sought After Location
- Viewing Highly Recommended







### Entrance Hallway

Rock door leading to a light and spacious entrance hallway, loft access, storage cupboard, central heating radiator, lovely parquet flooring.

### Lounge/Diner

18' 6" x 17' 11" (5.64m x 5.45m)

Spacious open plan 'L' shape lounge/diner, wall mounted electric feature fire, two central heating radiators. Double glazed window to side and double glazed window to the rear aspect flooding lots of natural light in, double glazed French doors leading into the orangery, carpeted.

### Orangery

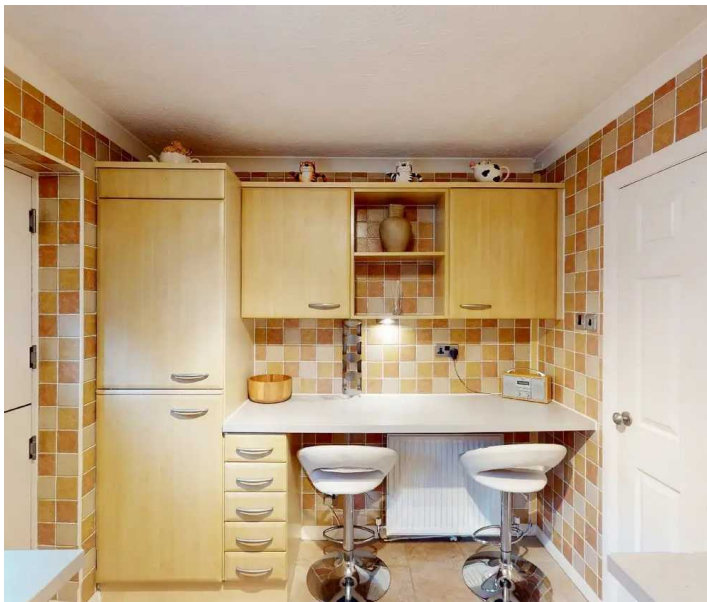
12' 0" x 9' 6" (3.65m x 2.89m)

Great second sitting room with tinted self cleaning glass roof, double glazed windows around with double glazed French doors stepping out to the rear garden, wall mounted electric heater, tiled flooring.

### Breakfast Kitchen

8' 8" x 11' 5" (2.63m x 3.49m)

Fitted kitchen with a range of wall and base units with under lights, worktops over and matching breakfast bar. Integrated appliances include; Zanussi built in oven, Zanussi hob with extractor hood over, Zanussi fridge/freezer, plumbing for washing machine, tiled splashbacks, composite sink with drainer and mixer tap, central heating radiator. Double glazed window and Rock stable door to side aspect, tiled flooring.



### Bathroom

6' 0" x 5' 5" (1.84m x 1.66m)

Modern and neutral bathroom with Italian porcelain tiled walls and matching flooring, low level WC with concealed cistern and hand wash basin into vanity unit, bath with shower over. Double glazed window to side aspect.





### **Bedroom 3**

7' 3" x 8' 5" (2.20m x 2.57m)

Double glazed window to side aspect, central heating radiator, laminate flooring.

### **Bedroom 2**

8' 4" x 13' 5" (2.55m x 4.09m)

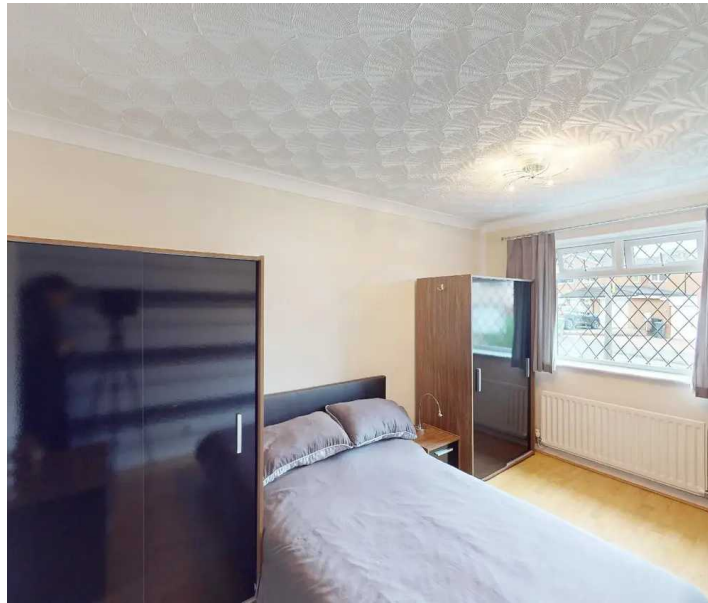
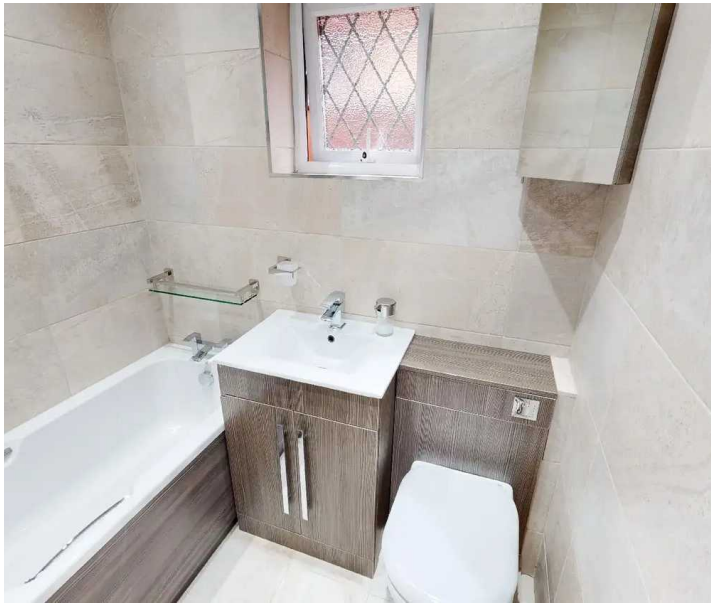
Another good size bedroom with double glazed window to front aspect, central heating radiator, laminate flooring.

### **Attached Garage**

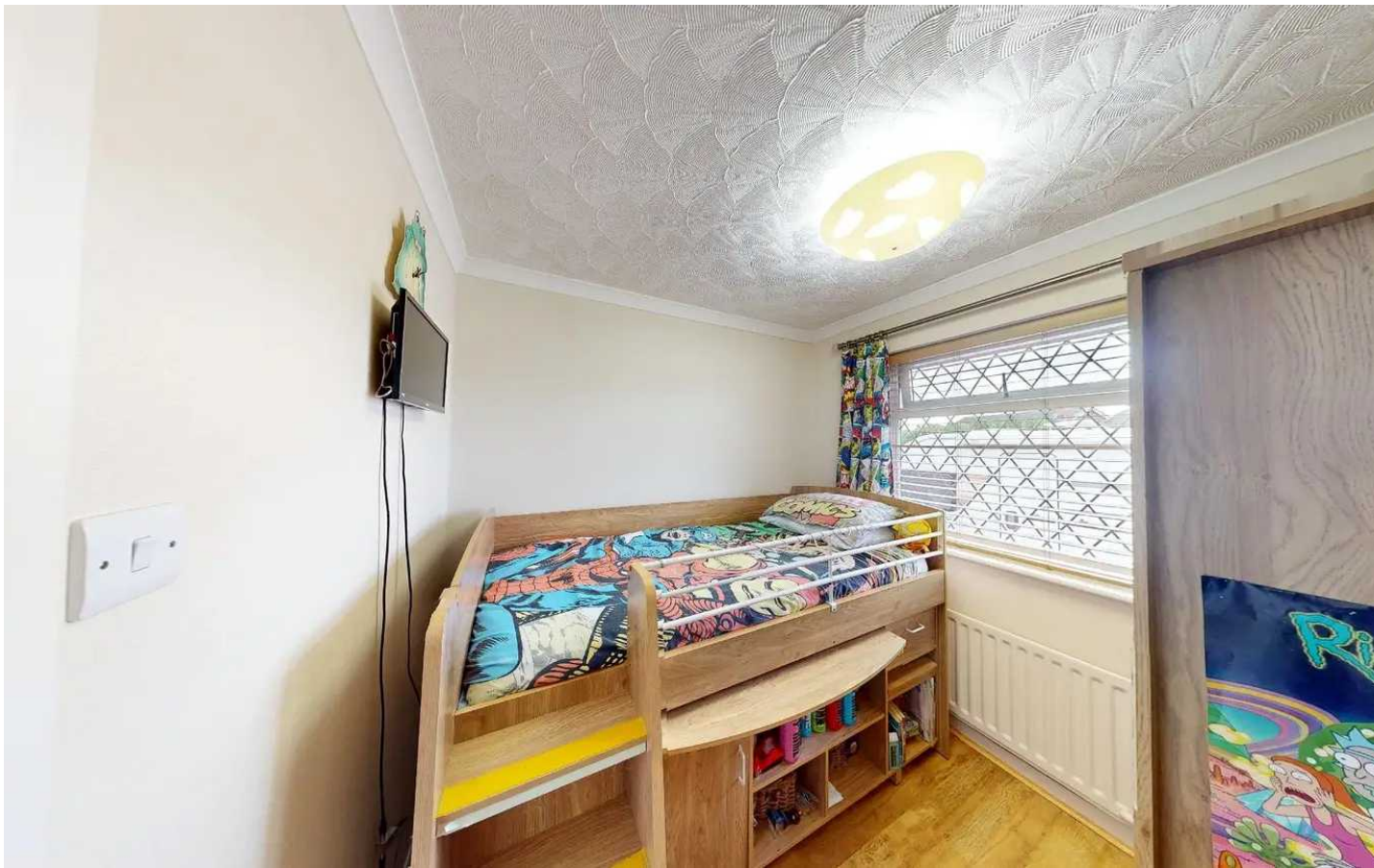
9' 0" x 17' 7" (2.75m x 5.37m)

Up and over door, light, power and water fitted.









## GARDEN

To the front of the property can be found a well maintained garden mainly laid to lawn with flower and plant borders, great size tarmac driveway for several vehicles leading to a attached garage, a further stone driveway can be found ideal for a caravan (bollards fitted for security). Gated to one side with an outside tap, to the other side can be found a gated low maintenance garden leading to the rear garden. To the rear of the property can be found a further garden mainly laid to lawn and flagged patio area ideal for entertaining, with three Keter sheds, brick walls around to one side and the back and colour fenced to the other side with matching gate. CCTV fitted.

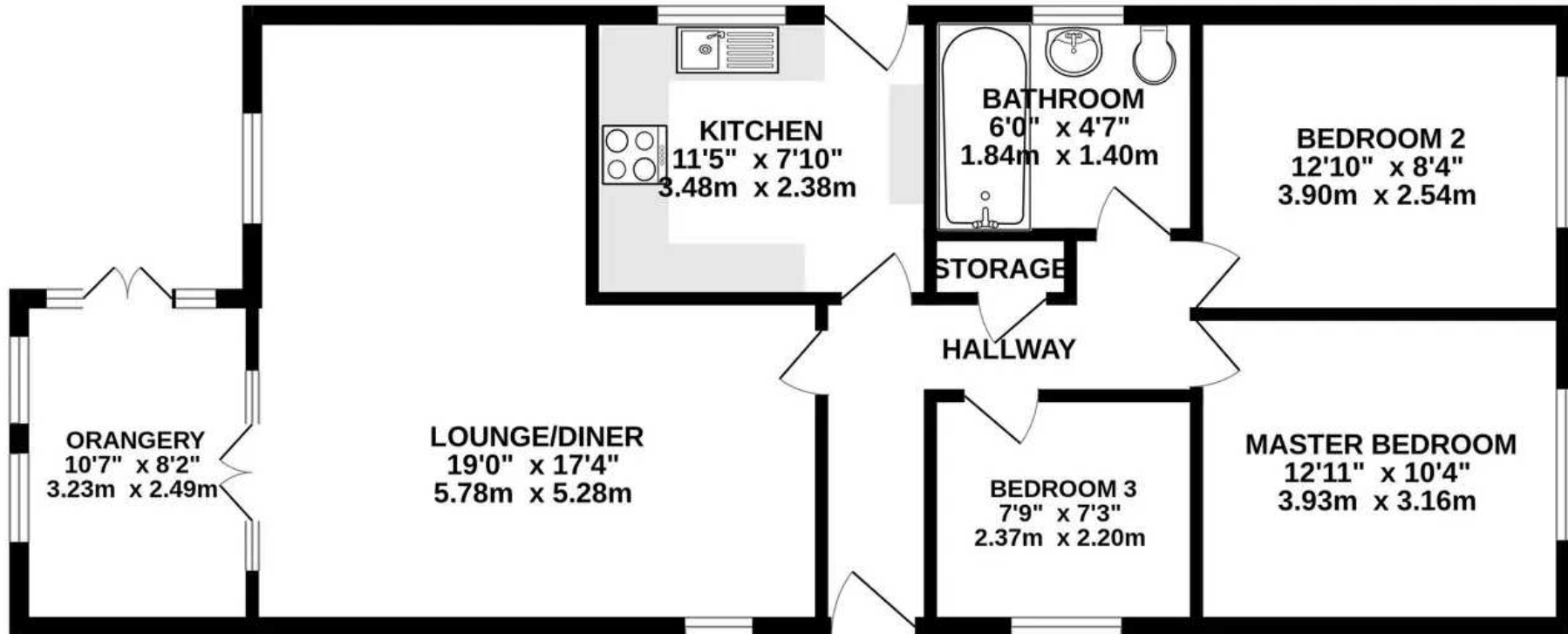
## ON DRIVE

4 Parking Spaces

Two driveways



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Price & Co Properties

50 Chorley Road, Westhoughton - BL5 3PR

01204 365 555 • [enquiries@priceandcoproperties.com](mailto:enquiries@priceandcoproperties.com) • [priceandcoproperties.com/](http://priceandcoproperties.com/)