



99 Collingwood Way, Westhoughton
Bolton

Offers in Region of **£280,000**



99 Collingwood Way

Westhoughton, Bolton

Extended 4 bed, 3 reception room family home with double garage. Abundance of space, prime location for local amenities & commuter links.

Early viewing advised!

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Extended Semi Detached Property
- Four Bedrooms
- En-Suite to Master Bedroom
- Three Reception Rooms
- Breakfast Kitchen
- Double Garage
- Great Size Plot
- Gardens to Front and Rear
- Sought After Location
- Viewing Highly Recommended





Porch

Double glazed door and window, central heating radiator, tiled flooring.

Family Room

14' 0" x 13' 0" (4.27m x 3.96m)

Double glazed window to front aspect, central heating radiator, stairs leading to first floor, understairs storage, carpeted.

Lounge

13' 2" x 13' 2" (4.01m x 4.01m)

Double glazed window to front aspect and two double glazed windows to side aspect, electric fire with feature surround, central heating radiator, carpeted.

Dining Room

13' 2" x 9' 2" (4.01m x 2.79m)

Double glazed French doors leading to the rear garden, two central heating radiators, carpeted.

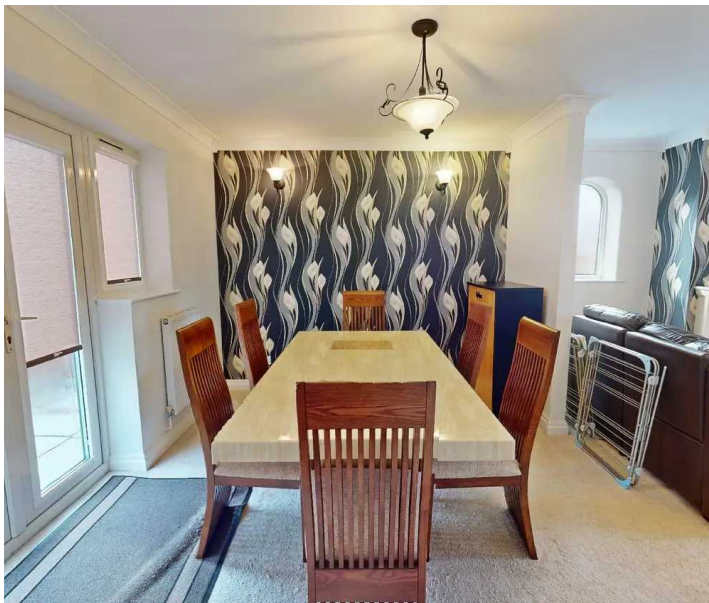
Breakfast Kitchen

13' 0" x 9' 3" (3.96m x 2.82m)

Great size kitchen with fitted wall and base units with worktops over, breakfast bar, built in oven and grill, hob with extractor fan over, dishwasher, plumbing for washing machine, circular stainless steel sink with matching drainer and mixer tap, tiled splashbacks, double glazed window to rear aspect, central heating radiator, laminate flooring.

Landing

Loft access, carpeted.





Master Bedroom

10' 3" x 13' 1" (3.12m x 3.99m)

Master bedroom served by en-suite, double glazed window to rear aspect, fitted wardrobes, spotlights, central heating radiator, carpeted.

En-Suite to Master Bedroom

3' 9" x 9' 1" (1.14m x 2.77m)

Three piece suite comprising of; Low level WC, hand wash basin into vanity, shower cubicle with electric shower, double glazed window to rear aspect, heated towel rail, laminate flooring.

Bedroom 2

13' 1" x 10' 1" (3.99m x 3.07m)

Double glazed window to rear aspect, fitted wardrobes with matching dressing table, central heating radiator, loft access, carpeted.

Bedroom 3

13' 1" x 11' 8" (3.99m x 3.56m)

Double glazed window to front aspect, fitted wardrobes with matching dressing table, storage cupboard, storage cupboard, central heating radiator, carpeted.

Bedroom 4

7' 0" x 9' 1" (2.13m x 2.77m)

Double glazed window to rear aspect, central heating radiator, carpeted.

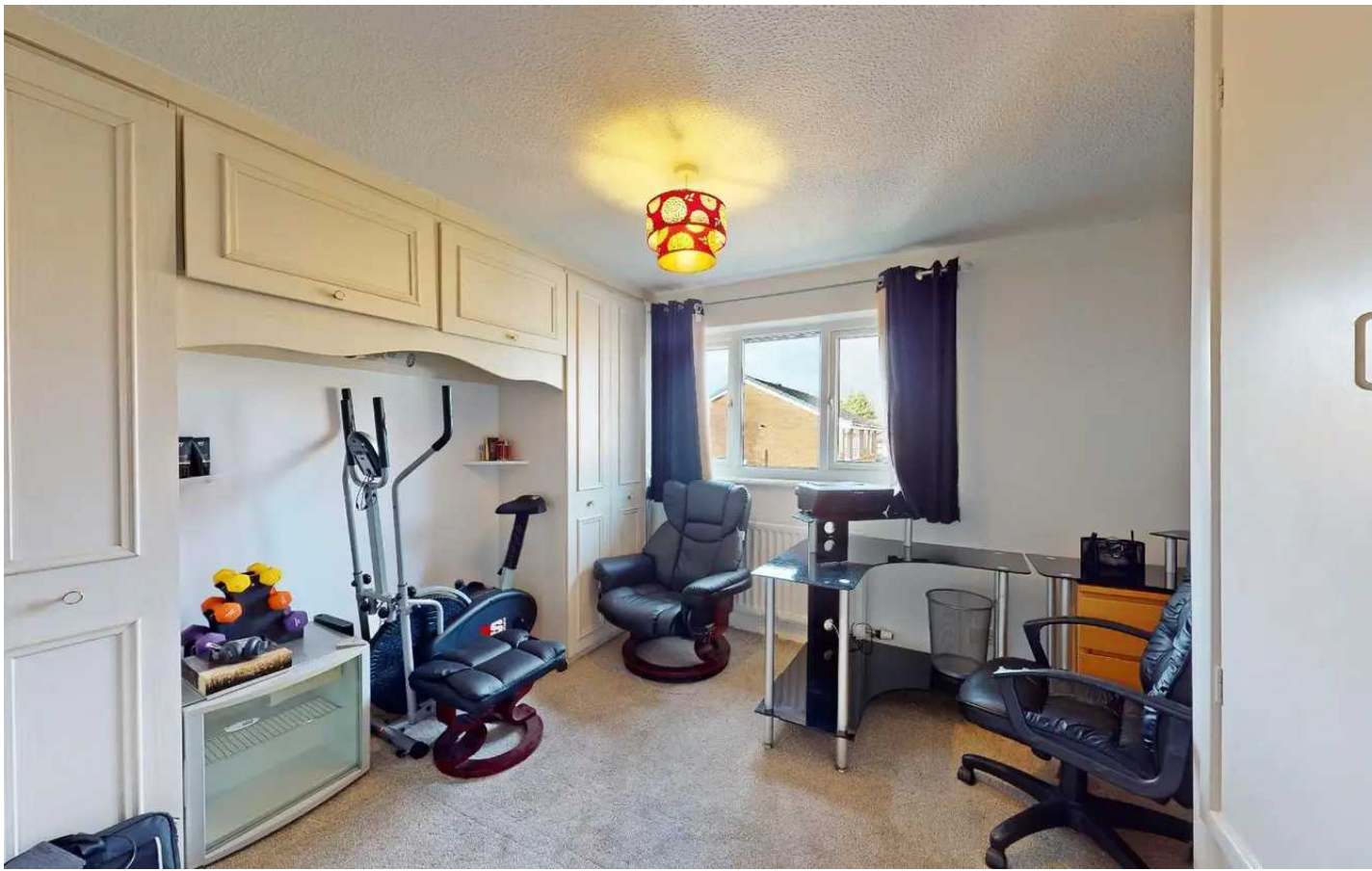
Bathroom

5' 7" x 9' 0" (1.70m x 2.74m)

Modern fully tiled bathroom comprising of; Low level and wash hand basin into vanity unity, bath with shower over, double glazed window to rear aspect, heated towel rail, spotlights, porcelain flooring.







GARDEN

To the front of the property can be found a large blocked paved driveway allowing off road parking for several cars, garden mainly laid to lawn with mature plants and shrubs, path to the side of the property with a gravel garden which leads to the rear garden mainly laid to lawn with mature trees, shrubs and plants, a raised flagged patio area which is great for entertaining, garden tap fitted.

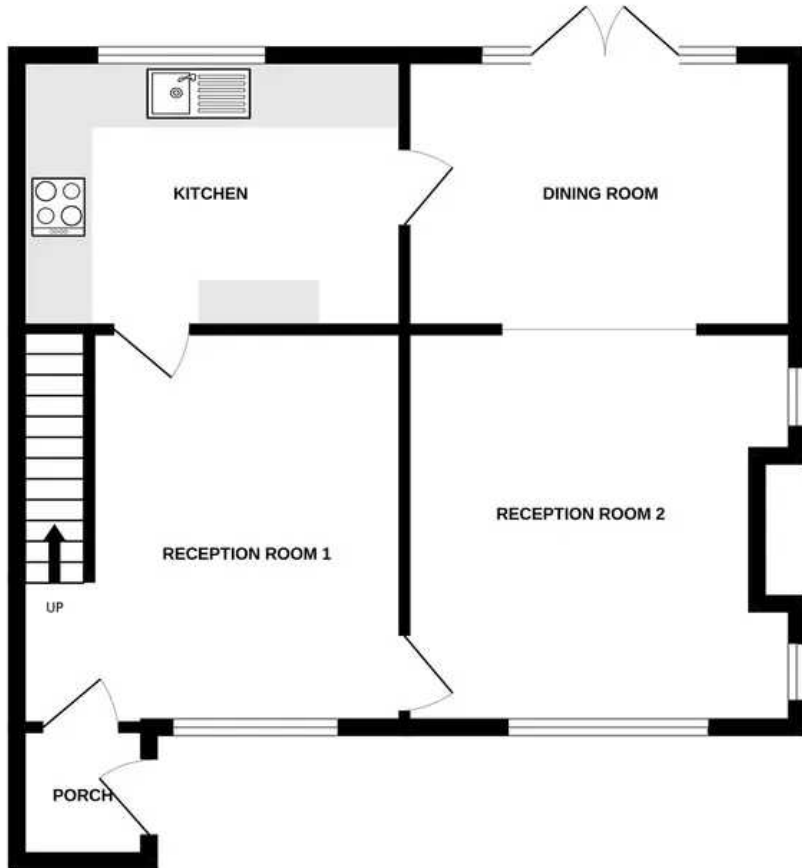
GARAGE

Double Garage

Detached double brick garage with up and over door with separate double glazed door and window to the side aspect, power and light fitted.



GROUND FLOOR



1ST 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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