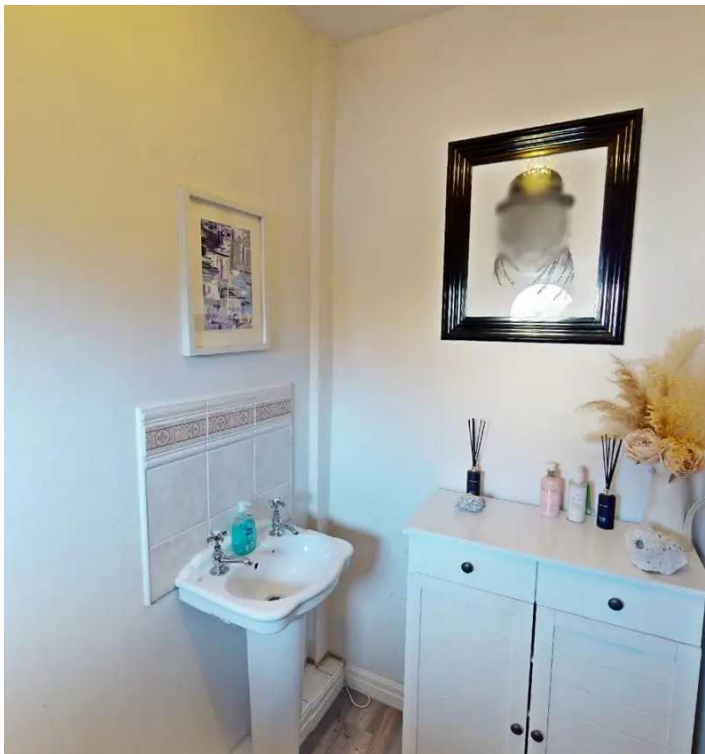




20 Fenwick Close, Westhoughton
Bolton

£375,000



20 Fenwick Close

Westhoughton, Bolton

Fab detached home in sought-after area with 4 beds, 2 receptions, 3 bathrooms. Ideal for families, close to amenities, transport links, and top-rated schools. Early viewing recommended. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Freehold
- Executive Detached Property
- Four Bedrooms
- Recently renovated En-Suite to Master Bedroom
- Fabulous recently renovated four piece Bathroom/ Wet room Suite
- Downstairs WC and Utility Room
- Impressive Landscaped Rear Garden
- Garage and Driveway
- Sought After Location
- Viewing Highly Recommended





Hallway

Double glazed Rock door with Anthracite on the outside and white on the inside leading to a welcoming entrance hallway, stairs leading to first floor, central heating radiator, LVT flooring.

Downstairs WC

4' 2" x 7' 4" (1.28m x 2.24m)

Two piece suite comprising of; Low level WC, hand wash basin, central heating radiator. Feature double glazed circular window to front aspect. LVT flooring.

Lounge

11' 10" x 17' 9" (3.61m x 5.40m)

Light and spacious lounge with double glazed window to front aspect, central heating radiator, carpeted, light grey panelled modern double doors leading to dining room.

Dining area

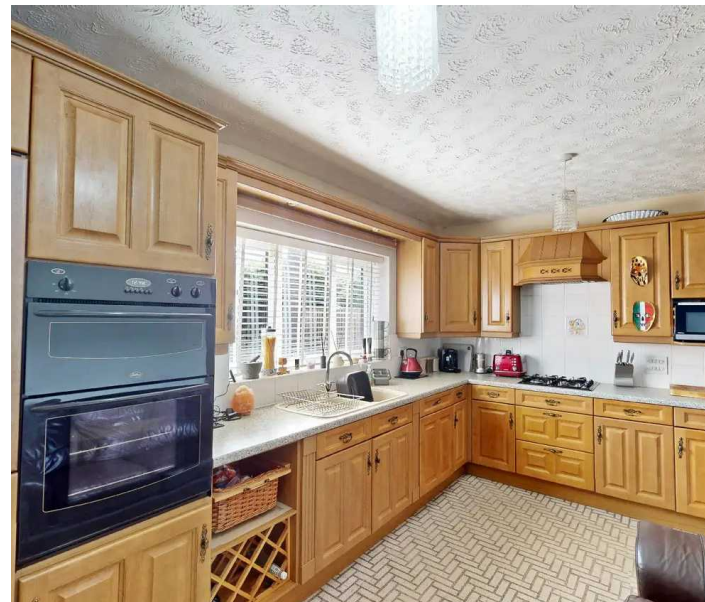
10' 0" x 12' 7" (3.05m x 3.83m)

Double glazed patio doors leading onto the lovely rear garden, central heating radiator. LVT flooring.

Kitchen

14' 8" x 13' 3" (4.48m x 4.04m)

Fitted kitchen with a range of wall and base units with worktops over, integrated appliances includes: Built in oven and grill, gas hob with extractor fan over, fridge/freezer, dishwasher. Double glazed window to rear aspect, composite sink with drainer and mixer tap, storage cupboard, splashbacks, central heating radiator. Double glazed window to rear aspect, cushioned flooring.





Utility Room

5' 0" x 11' 2" (1.53m x 3.40m)

Double glazed stable Rock door with anthracite on the outside and white inside leading to the rear aspect, door through to the integral garage. Base unit with worktop over with plumbing for washing machine, space for dryer, handy storage cupboard, loft storage, LVT flooring.

Landing

Loft access, central heating radiator, carpeted.

Master bedroom

12' 0" x 11' 11" (3.65m x 3.62m)

Well presented spacious master bedroom served by recently renovated en-suite with double glazed window to front aspect, built in double wardrobes, central heating radiator, carpeted.

Ensuite

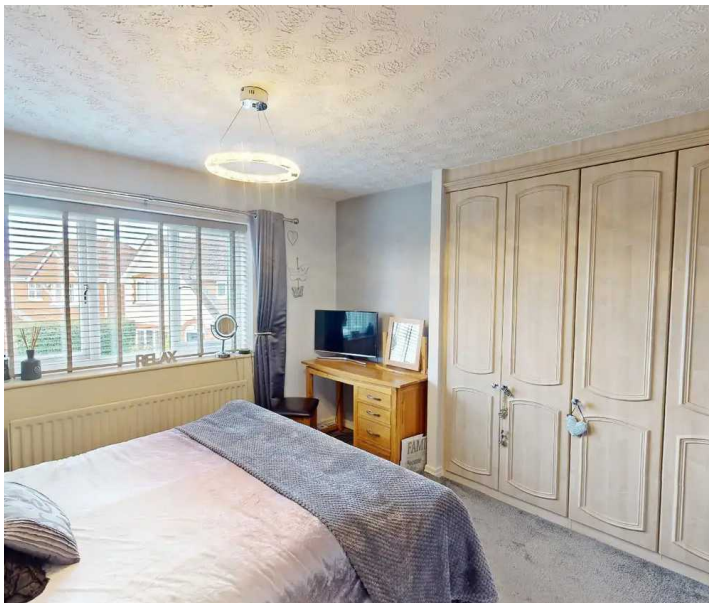
3' 1" x 8' 10" (0.94m x 2.68m)

A Modern bespoke three piece suite comprising of; Low level WC with soft close, hand wash basin into high gloss modern vanity unit, walk in enclosed shower cubicle with chrome rainfall shower and extra wall mounted shower fitting. Porcelanosa decorative tiled walls, modern wall mounted towel radiator, recess spotlights. Double glazed window to side aspect. Quartz style speckled tiled flooring.

Bedroom 2

10' 2" x 11' 2" (3.10m x 3.40m)

A spacious great size second bedroom with fitted wardrobes, central heating radiator. Double glazed window to rear aspect, carpeted.





Bedroom 3

11' 5" x 8' 10" (3.47m x 2.70m)

Another good size bedroom with double glazed window to rear aspect, central heating radiator, carpeted.

Bedroom 4

8' 5" x 8' 4" (2.57m x 2.55m)

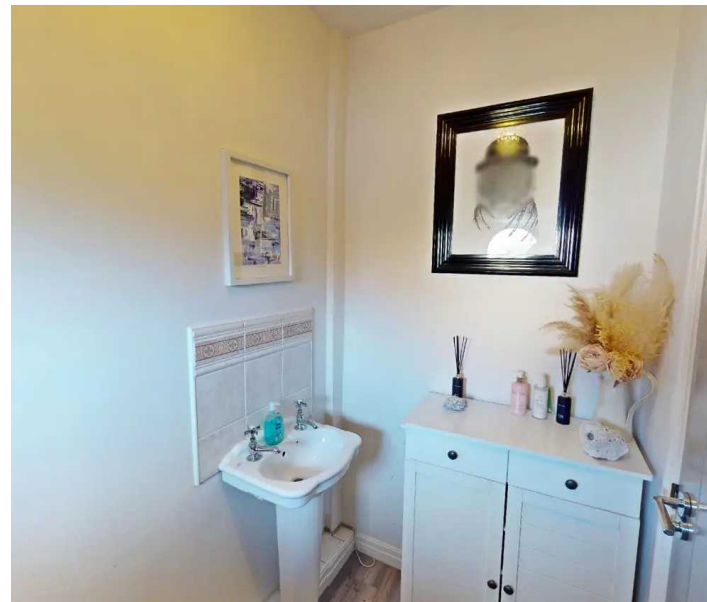
Double glazed window to front aspect, central heating radiator, carpeted.

Bathroom (2.71m x 1.84m)

A superb bespoke four piece bathroom/wet room suite in white comprising of, Low level WC with soft close, hand wash basin with chrome mixer tap into modern vanity unit, walk in tiled shower with chrome rainfall shower and extra shower fitting. Sleek centre piece free standing double ended bath with contemporary pole chrome mixer and shower attachment. Porcelanosa decorative tiled walls, recess spotlights on dimmer switch. Modern wall mounted heated towel radiator. Double glazed window to side aspect. Quartz style speckled tiled flooring.

Integral Garage (5.11m x 2.62m)

Electric door with light, power and electrics.





GARDEN

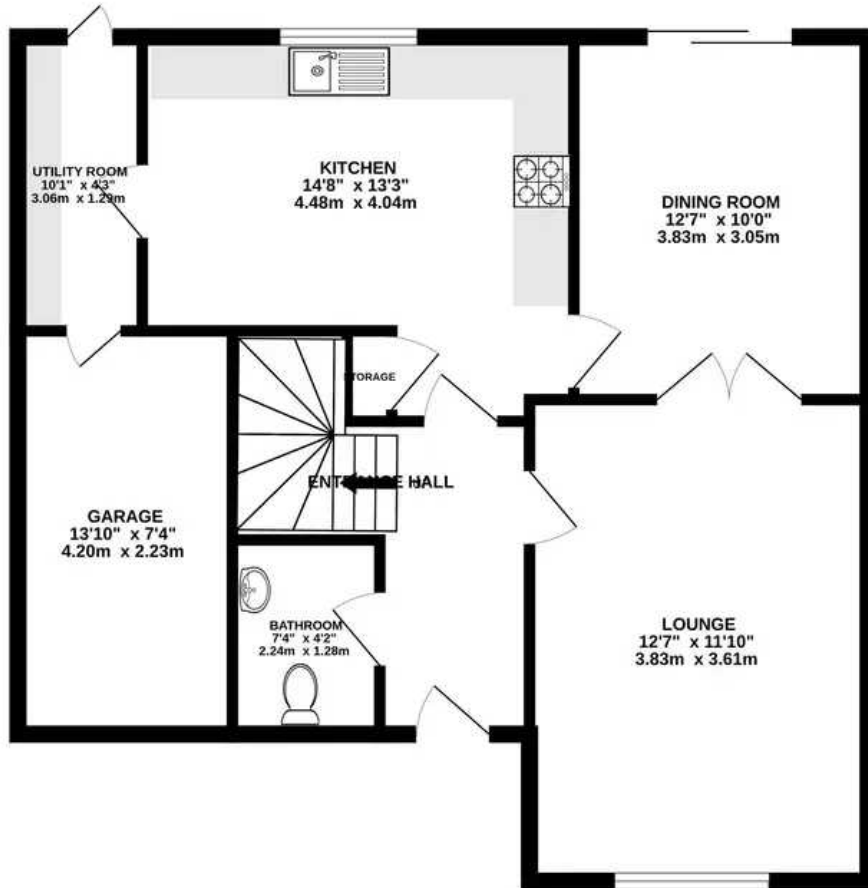
To the front of the property can be found a garden mainly laid to lawn and double driveway leading to an integral garage with remote control door with power and light. flagged to both sides with hot and cold water tap and wooden gate leading to the rear. To the rear a fabulous landscaped garden with an Indian stone patio, perfect for a hot tub and seating area, with additional Indian stone circle ideal for al fresco dining. Laid to lawn with artificial grass, plants and flower borders with fenced enclosed boundaries for privacy.

ON DRIVE

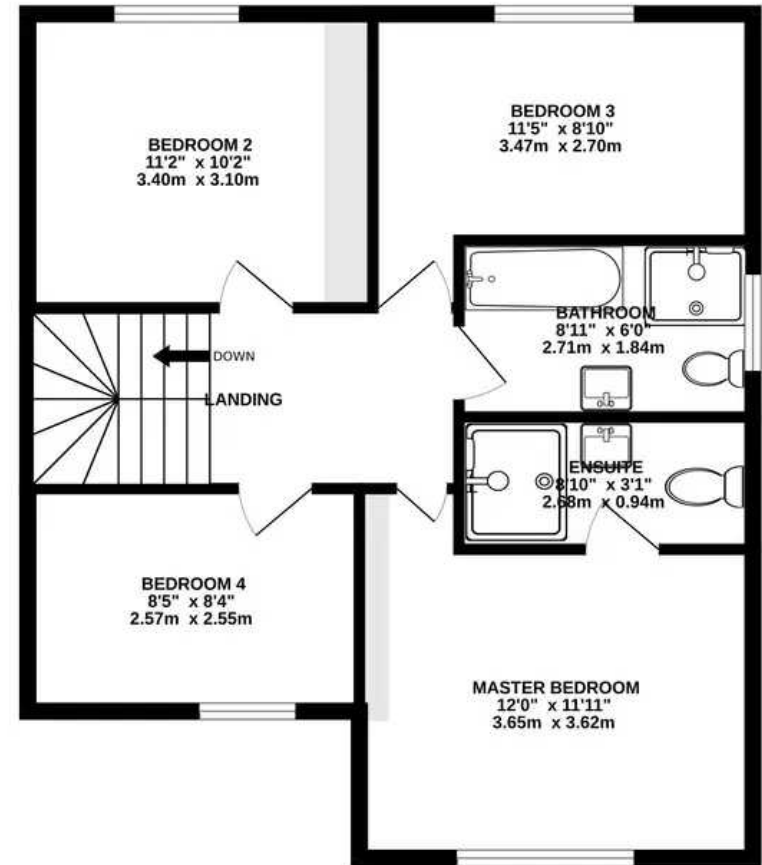
2 Parking Spaces



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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