



22 Broom Way, Westhoughton
Bolton

Offers in Region of **£385,000**



22 Broom Way

Westhoughton, Bolton

This FANTASTIC FOUR BEDROOM DETACHED HOME is situated in a quiet CUL DE SAC with local amenities close by. Beautifully presented and boasts a SOUTH FACING GARDEN you will be bowled over by this super home which is set on an GOOD PLOT. EARLY VIEWINGS ARE ESSENTIAL TO SEE WHAT IS ON OFFER!

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached Property
- En-Suite To Master Bedroom
- WREN Fitted Kitchen with Appliances
- Spacious Lounge
- Garage and Driveway
- South Facing Garden
- Great Location in a Quiet Cul De Sac





Entrance Hallway

Rock front door leading into a welcoming hallway with stairs leading to first floor, neutral decor, spotlights, central heating radiator, carpeted.

Lounge

17' 3" x 12' 0" (5.26m x 3.65m)

Well presented spacious lounge with double glazed bay window to front aspect, feature electric fire with surround, central heating radiator, carpeted.

Downstairs WC

9' 1" x 3' 0" (2.76m x 0.92m)

Modern two piece suite comprising of; Low level WC, hand wash basin into vanity unit, central heating radiator, modern part tiled walls, spotlights. Double glazed window to side aspect, tiled flooring.

Kitchen/Diner

27' 1" x 9' 9" (8.25m x 2.96m)

Fantastic kitchen/diner with a fitted bespoke WREN kitchen, high gloss wall and base units with matching breakfast bar and walk in pantry. Appliances include; Built in oven and grill, induction hob, fridge/freezer and dishwasher, plumbing for washing machine, cut out sink with drainer and mixer, storage cupboard, wall mounted central heating radiator, spotlights, double glazed window and rock door to rear aspect, ample room for dining with double glazed French doors overlooking the garden, central heating radiator and luxury vinyl tiled flooring.





Landing

Storage cupboard, loft access, carpeted.

Master Bedroom

13' 9" x 11' 7" (4.20m x 3.53m)

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

En-Suite To Master Bedroom

7' 4" x 5' 5" (2.24m x 1.66m)

Modern and bright en-suite comprising of; Low level WC, hand wash basin into vanity unit and shower cubicle. Double glazed window to rear aspect, waterproof panelling to wall, central heating radiator, laminate flooring.

Bedroom 2

9' 5" x 12' 2" (2.86m x 3.71m)

Great size neutral second bedroom with double glazed window to front aspect, built in storage cupboard, central heating radiator, carpeted.

Bedroom 3

11' 5" x 8' 0" (3.49m x 2.45m)

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





Bedroom 4

8' 2" x 6' 11" (2.48m x 2.12m)

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

Bathroom

7' 1" x 5' 11" (2.16m x 1.80m)

Light and airy bathroom comprising of; Low level WC, hand wash basin and bath. Double glazed window to rear aspect, part tiled modern walls, wall mounted central heating radiator, laminate flooring.





GARDEN

To the front of the property can be found a well maintained garden mainly laid to lawn with plants and shrubs, double driveway leading to a single attached garage. Gated to both sides and to the rear of the property can be found a great south facing garden, grass area, stoned area plus two patios areas perfect for entertaining day and night and fenced around for privacy.

GARAGE

Single Garage

Single attached garage 5.03m x 2.84m up and over door with power, light and water fitted.

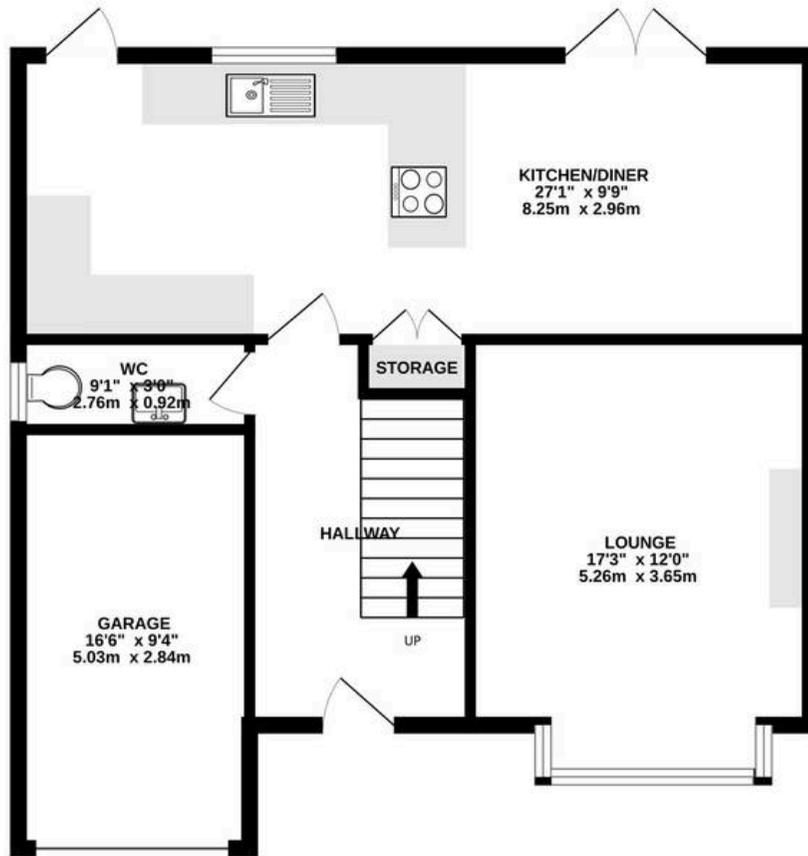
DRIVEWAY

2 Parking Spaces

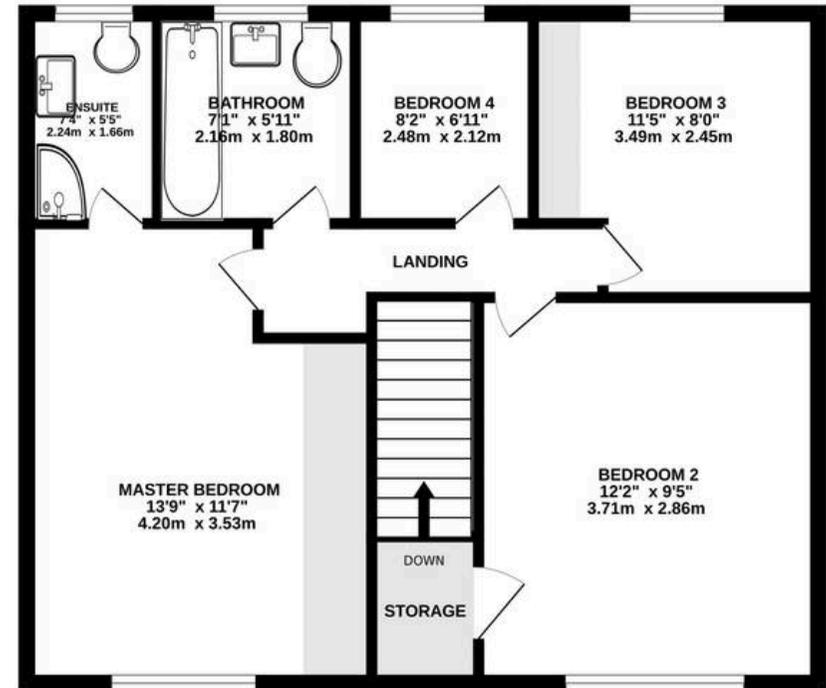
Double driveway



GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1347 sq.ft. (125.2 sq.m.) approx.

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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