



## 14 Bellwood

Westhoughton, Bolton, BL5 2RT

Offers Over £295,000



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## ENTRANCE HALL

Access is via a UPVC double glazed door. Laminate flooring, storage cupboard, doors to all bedrooms, lounge and bathroom.

## LOUNGE

17'9" x 11'3" (5.43m x 3.43m)

Double glass doors accessed from the hall, UPVC double glazed windows to front and side, two radiators, wood effect flooring, archway leading to the breakfast kitchen.

## KITCHEN

17'9" x 8'7" (5.43m x 2.64m)

Fitted with a range of wall and base units with built electric oven, gas hob and chimney style extractor, plumbed for auto washer. UPVC double glazed windows to front and side, UPVC double glazed giving access to the rear garden, radiator and tiled floor.

## CONSERVATORY

13'5" x 10'6" (4.10m x 3.21m)

UPVC double glazed French doors to rear garden, tiled floor.

## BEDROOM ONE

11'6" x 8'8" (3.51m x 2.66m)

UPVC double glazed window to rear aspect, radiator, door to en-suite, wood effect flooring.

## EN-SUITE

7'9" x 5'3" (2.37m x 1.61m)

Enclosed shower, glass hand wash basin & toilet. Tiled floor. UPVC double glazed window to side aspect, radiator.

## BEDROOM TWO

14'0" x 9'1" (4.27m x 2.79m)

UPVC double glazed window to rear aspect, radiator, wood effect flooring.

## BEDROOM THREE/STUDY

8'9" x 7'4" (2.68m x 2.25m)

UPVC double glazed French doors leading to the conservatory, radiator, wood effect flooring.

## FAMILY BATHROOM

6'9" x 5'6" (2.08m x 1.68m)

Panelled bath, hand wash basin & toilet. UPVC double glazed window to side aspect, radiator.

## EXTERIOR FRONT

Garden laid to lawn, larger than average driveway leading to a double detached garage. Timber gates to both sides giving access to rear garden.

## EXTERIOR REAR

Garden laid to lawn, paved patio areas, not directly overlooked, established shrubs to borders.



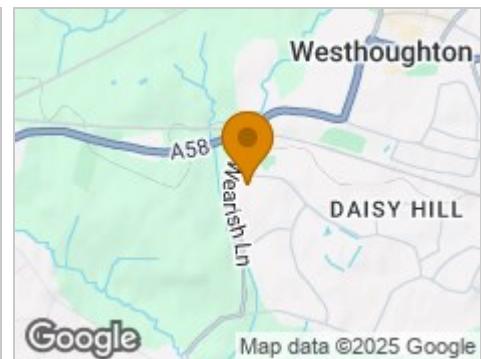
## Road Map



## Hybrid Map



## Terrain Map



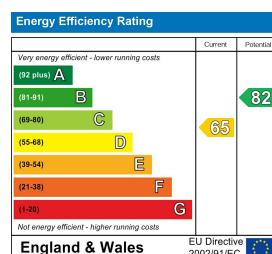
## Floor Plan



## Viewing

Please contact our Copelands Estate Agents Office on 01942 842409 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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