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£398,950

29 Forest Drive, Westhoughton, BL5 3DH

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Copelands are delighted to offer to the market, this 5 bedroom family home, located on a very popular development of Westhoughton being within easy reach of all local amenities and network links. The family sized living accommodation comprises of an entrance hall, ground floor bedroom with en-suite, spacious lounge, dining room, breakfast kitchen, utility, wc, large master bedroom with en-suite shower, 3 further bedrooms and a family bathroom. Driveway, gardens to front and rear. This property is Freehold with no upward chain.

### ENTRANCE HALL

UPVC door, under stairs storage cupboard, radiator and doors leading to the lounge and kitchen.

### GROUND FLOOR BEDROOM

11'11" x 6'6" (3.65 x 2.00)

UPVC window to front aspect. Radiator.

### EN-SUITE

3'9" x 8'1" (1.16 x 2.48)

Towel radiator. Part tiled walls and tiled floor. Toilet and hand wash basin in vanity unit. Shower cubicle with thermostatic shower.

### LOUNGE

16'6" x 11'6" (5.05 x 3.51)

UPVC double glazed window to front aspect, radiator, double doors leading to dining room. Fire with modern surround.

### DINING KITCHEN

10'4" x 20'8" (3.16 x 6.32)

UPVC doors to rear aspect. Laminate flooring to dining area and tiled to kitchen. UPVC double glazed window to rear aspect, range of base and wall units, electric oven, electric hob and plumbed for dishwasher. Arched door way leading to utility.

### UTILITY ROOM

6'9" x 5'8" (2.07 x 1.75)

UPVC door leading to rear garden, radiator, sink, plumbing for washing machine, wall mounted boiler and extractor fan.

### DOWNSTAIRS WC

3'2" x 5'8" (0.99 x 1.75)

Tiled floor, radiator, toilet and hand wash basin,

### STAIRS LANDING

Doors leading to all rooms, storage cupboard and loft access.

### MASTER BEDROOM

12'1" x 13'4" (3.70 x 4.08)

UPVC double glazed windows to front aspect, radiator, built in wardrobes and arch to inner hallway with radiator, double glazed window to front aspect and leads to en-suite.

### EN-SUITE

7'2" x 8'1" (2.20 x 2.48)

UPVC double glazed window to front aspect, radiator, toilet, enclosed shower cubicle, hand wash basin and wall mounted extractor fan

### BEDROOM TWO

12'2" x 9'6" (3.72 x 2.91)

UPVC double glazed window to rear aspect, radiator and built in wardrobes

### BEDROOM THREE

8'4" x 8'6" (2.55 x 2.60)

UPVC double glazed window to rear aspect, radiator and built in wardrobes

### BEDROOM FOUR

7'11" x 8'0" (2.43 x 2.46)

UPVC double glazed window to rear aspect and radiator

### FAMILY BATHROOM

7'10" x 8'1" (2.40 x 2.48)

UPVC double glazed window to side aspect, radiator, bath, toilet, hand wash basin, wall mounted extractor fan and storage cupboard.

### EXTERIOR

To the front is a double driveway and a side gate giving access to the rear garden. Rear gardens laid mainly to lawn with two raised decking areas.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

