



# JONES POTTS TAYLOR



## 12 Edges Farm Close

Westhoughton, Bolton, BL5 2QY

Offers in excess of £525,000

JonesPottsTaylor are delighted to present FOR SALE this immaculately presented, four bedroom detached property. Situated in a sought after residential location in Westhoughton, within close proximity to transport and network links, schools, shops, amenities. The property briefly comprises of; entrance hallway, living room, an open plan kitchen / dining area and additional living space with bi-fold doors opening to the rear garden, utility room, downstairs WC and a further converted reception room. To the first floor are four double bedrooms, with bedroom one and two benefitting from fitted wardrobes and ensuite shower rooms, and a further family bathroom with three piece suite. Outside to the front is an open garden and driveway leading to an integral garage, whilst to the rear / side is a large enclosed low maintenance garden.

Viewings for this property are a must, it offers a generous living space, high décor standard and potential.

- Sought After Cul De Sac Location
- Large Corner Plot Position
- Substantial Living Space
- Four Double Bedrooms
- Four Bathrooms
- Gas Central Heating & Double Glazed UPVC Windows

### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.



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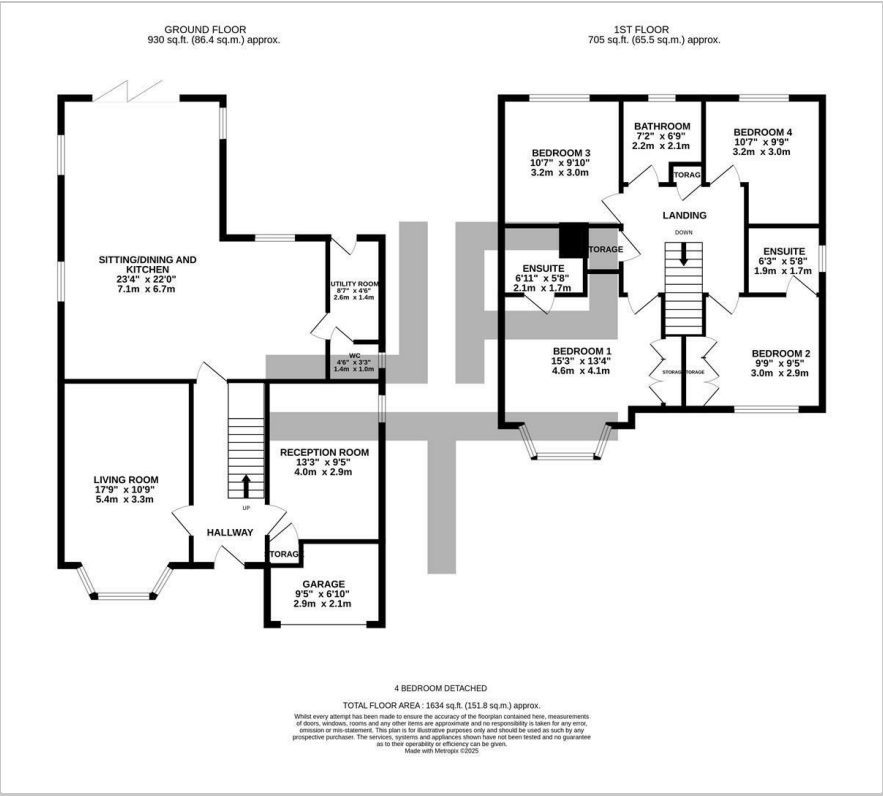
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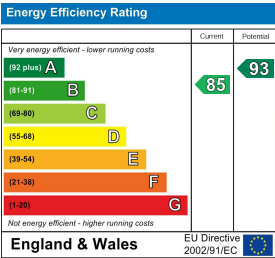
Floor Plan



Area Map



Energy Efficiency Graph



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