



## 58 Cherwell Road

Westhoughton, BL5 3TX

Offers in the region of £395,000



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## Accommodation comprises

Reception hallway, large bay fronted lounge, dining room, fitted kitchen, utility room, guests cloakroom, four large bedrooms with master en-suite, family bathroom. Externally the property enjoys lawned gardens to the front and rear with the rear being larger than average and there is ample driveway parking and integral garage.

## Ground Floor

Glazed panelled entrance door opening into reception hallway with radiator, power points, ceramic tiled flooring, cornice ceiling, stairs off to first floor, panelled doors to lounge, dining room, kitchen, understairs storage and guests cloakroom.

## Guests Cloakroom

Low-level w.c. pedestal hand wash basin, radiator and extractor fan.

## Lounge

17'4" max into bay x 12'6" (5.28m max into bay x 3.81m)  
uPVC double glazed walk in bay window with venetian blinds to front elevation, reconstituted marble fire surround and matching back and hearth an on-set electric fire, uPVC double glazed window to side elevation, radiator, power points, tv aerial socket, cornice ceiling, ceiling light fitting, timber panelled effect laminate flooring.

## Fitted Kitchen

12'6" x 9'8" (3.81m x 2.95m)  
Fitted base and wall units with work surfaces and tiled splash backs to walls, inset one and half bowl stainless steel sink with mixer tap, integrated stainless steel electric oven with inset stainless steel gas hob and stainless steel extractor canopy over, integrated fridge and freezer, power points, tiled flooring, radiator, uPVC double glazed windows to rear and side elevation and panelled door through to utility room.

## Utility

Base units to match kitchen and work surface with tiled splash backs to walls, inset stainless steel sink, plumbed for auto washer and space for tumble dryer, tiled flooring, radiator and glazed panelled external door to side elevation.

## Dining Room

9'4" x 9'3" (2.84m x 2.82m)  
uPVC double glazed french doors to rear elevation and opening onto rear garden, radiator, power points, cornice ceiling, ceiling light fitting, timber panelled effect laminate flooring.

## First Floor

Stairs leading to landing with uPVC double glazed window to front elevation, spindled balustrade, access to roof space, power points, radiator, panelled doors to bedroom, bathroom and the airing cupboard which houses the hot water cylinder.

## Master Bedroom (en-suite)

10'11" opening up to 16'10" max x 12'5" max (3.33m opening up to 5.13m max x 3.78m max)  
uPVC double glazed windows to front and side elevation, radiator, power points, tv aerial socket, panelled door to en-suite shower room.

## En-Suite Shower Room

Fully tiled double width shower cubicle with thermostatically controlled shower head, hinged glazed shower screen, pedestal hand wash basin and low-level w.c. Partial tiling to walls, shaver socket, extractor fan, radiator, uPVC double glazed opaque window to side elevation.

## Bedroom Two

16'8" x 8'8" opening up to 11'7" into door reveal (5.08m x 2.64m opening up to 3.53m into door reveal)  
uPVC double glazed windows to front and rear elevation, two radiators, power points.

## Bedroom Three

9'6" x 8'10" (2.90m x 2.69m)  
uPVC double glazed window to rear elevation, radiator, power points.

## Bedroom Four

10'3" x 6'2" (3.12m x 1.88m)  
uPVC double glazed window to rear elevation, radiator, power points.

### Family Bathroom

Three-piece suite comprising of panelled bath with mixer shower spray, pedestal hand wash basin and low-level w.c. Partial tiling to walls, radiator, shaver socket, extractor fan, uPVC double glazed opaque window to side elevation.

### External

Front; Open plan garden fronted laid to lawn with borders stocked with a variety of plants and shrubs. Footpath leading through canopied entrance door. Driveway leading to integral garden. Side One blocked off, Side Two footpath through garden gate to rear garden.

### Integral Garage

UP and over door, power and light.

### Rear

Most pleasant enclosed PRIVATE REAR GARDEN laid mainly to lawn and with paved patio entertaining area.

### Tenure

We are informed by the Seller that the tenure of this property is Leasehold.

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

### Council Tax

We understand the property is in council tax band D this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

### Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



## Road Map



## Hybrid Map



## Terrain Map



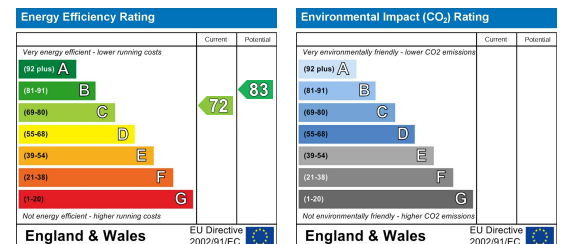
## Floor Plan



## Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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