



## 4 Wood Vale

Westhoughton, BL5 3FF

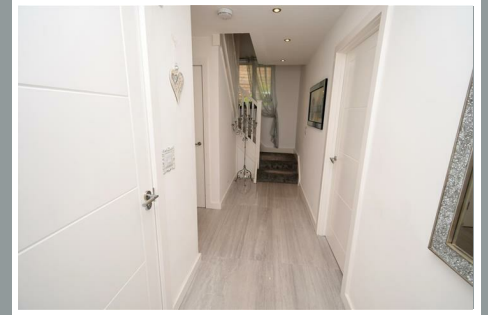
Offers in the region of £380,000



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## Accommodation comprises

Reception lobby, reception hallway, guests cloakroom, large double aspect lounge which is tastefully decorated and ready to move into. Ultra modern fitted kitchen is finished to a superb standard of modern living with open plan dining and family area. with bi-folding doors opening onto the side garden, master bedroom with en-suite shower room plus five further double bedrooms, family bathroom plus second shower room to upper floor, utility room. Externally the property enjoys south facing garden, mature well stocked with a range of bushes, trees, shrubs and laurels and has a large sized patio space, decking with a wooden pagoda for further seating, security lighting and CCTV. Detached single garage.

## Ground Floor

Composite panelled entrance door with double glazed opaque vision panels and matching double glazed opaque side panels into reception lobby with radiator, tiled flooring, inset ceiling spotlights and panelled door through to reception hallway.

## Reception Hallway

Radiator, power points, stairs off to first floor, uPVC double glazed window to rear elevation, inset ceiling spotlights, Italian ceramic tiling and panelled doors to lounge, kitchen, understairs storage and guests cloakroom.

## Guests Cloakroom

Hand wash basin with mixer tap set to vanity unit, low-level w.c, radiator, tiling to flooring, extractor fan, inset ceiling spotlights.

## Lounge

22' 4" x 11'5" (6.71m x 3.48m)

Beautiful bright double aspect and tastefully decorated lounge with uPVC double glazed windows to front elevation and to side elevation, uPVC double glazed french doors to rear elevation and opening onto rear garden. Two radiators, power points, inset ceiling spotlights and centre ceiling light fitting.

## Ultra Modern Kitchen (L-shaped)

22'3" x 18'9" (6.78m x 5.72m)

Ultra modern fitted kitchen is finished to a superb standard of modern living with open plan dining and family area. Modern high gloss fitted base and wall units with work surfaces and matching upstands to walls, inset one and half bowl composite sink with mixer tap and integral waste disposer unit, integrated electric oven with integrated combination microwave set to housing, inset induction hob with stainless steel extractor canopy over, integrated fridge and freezer unit, integrated dishwasher, plinth mounted LED under unit concealed lighting, central island unit with breakfast bar with seating for two people, open plan dining area and open plan lounge area with uPVC double triple glazed bi-folding doors (with integral venetian blinds) to

rear elevation leading to the rear garden, two double glazed velux skylights to rear elevation, inset ceiling spotlights, ceiling light units, Italian ceramic tiling, power points, radiator and uPVC double glazed window to front elevation and uPVC double glazed window to side elevation.

## First Floor

Switchback staircase with spindled banister rail leading to first floor landing with radiator, inset ceiling spotlights, panelled doors to bedrooms, bathroom, utility room and to airing cupboard which houses the pressurised hot water system and wall mounted gas central heating boiler.

## Utility Room

Worksurface, plumbed for auto washer, space for tumble dryer, radiator, power points and open shelving.

## Master Bedroom (Fitted and En-Suite)

22'3" x 9'5" opening up to 11'5" into door reveal (6.78m x 2.87m opening up to 3.48m into door reveal)

Incorporating the fitted units which are recessed into a dressing area. uPVC double glazed window to front and side elevation, radiator, power points. Range of contemporary fitted wardrobes with sliding doors, internal hanging rails and shelving units. Panelled door to en-suite shower room.

## En-Suite Shower Room

Fully tiled walk in shower cubicle with glazed doors and thermostatically controlled shower unit, hand wash basin set to vanity unit set to vanity unit with mixer tap and low-level w.c. Chromium plated ladder rack/towel rail, partial tiling to walls, tiled flooring, extractor fan, inset ceiling spotlights and uPVC double glazed window to side elevation.

## Bedroom Two

11'4" x 9'10" (3.45m x 3.00m)

uPVC double glazed window to front elevation, radiator and power points.

## Bedroom Three

12'1" x 9'6" (3.68m x 2.90m)

uPVC double glazed window to front elevation, radiator, power points.

## Family Bathroom

Three piece suite comprising panelled bath with mixer shower spray and glazed shower screen, hand wash basin set to vanity unit with mixer tap and low level w.c. Chromium plated ladder rack towel rail/radiator, partial tiling to walls and tiled flooring, extractor fan, inset ceiling spotlights and uPVC double glazed opaque window to side elevation.

Switchback staircase with spindled banister rail leading to upper floor with double glazed velux skylight to rear elevation, panelled doors to bedrooms and bathroom.

Tel: 01942 817090

### Bedroom Four (Fitted)

14'7" x 11'5" (4.45m x 3.48m)

uPVC double glazed picture window to side elevation, radiator, power points, door to under eave storage. Range of modern fitted wardrobes with internal hanging rails and internal shelving.

### Bedroom Five (Fitted)

14'6" x 11'4" including fitted units (4.42m x 3.45m including fitted units )

Two double glazed velux skylights to front elevation with integral black out blinds, radiator, power points. Range of fitted wardrobes with internal hanging rails and open shelving.

### Shower Room

Fully tiled walk in shower cubicle with glazed doors and thermostatically controlled shower unit, hand wash basin with mixer tap set to vanity unit, low-level w.c. Partial tiling to walls, inset ceiling spotlights, extractor fan, chromium plated ladder rack towel rail/radiator.

### External

Garden fronted with gravelled beds, footpath leading to entrance door, Side one footpath through garden gate, designated off road car parking space adjacent to the main garden and a drive and off road parking immediately to the front driveway leading to detached single garage. The principal garden is south facing, mature well stocked with a range of bushes, trees and shrubs and laurels and has a large sized patio space, decking with a wooden pagoda for further seating. Patio doors lead from the lounge area into a secret garden with a wooden bar and further seating making for a private and self contained private area ideal for entertaining friends and family. Garden shed, security lighting and CCTV.

### Detached Single Garage

With power and light

### Tenure

We are informed by the Seller that the tenure of this property is Leasehold (£250.00 per annum)

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.

Maintenance charge £198.00 per annum

### Council Tax

We understand the property is in council tax band F 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



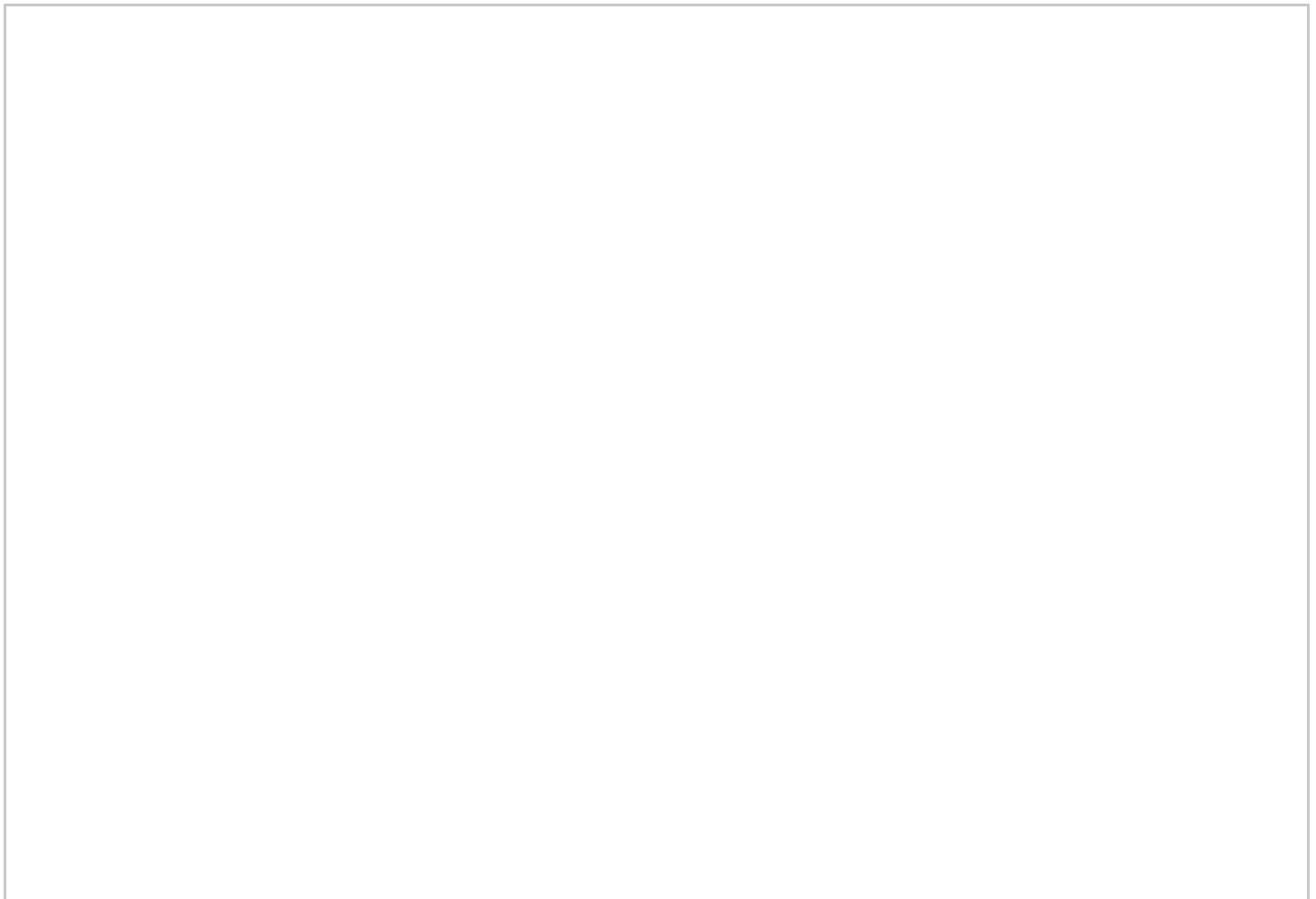
## Hybrid Map



## Terrain Map



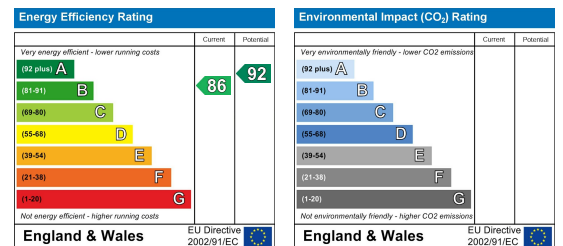
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.