



## 72 Chorley Road

Westhoughton Bolton, BL5 3PL

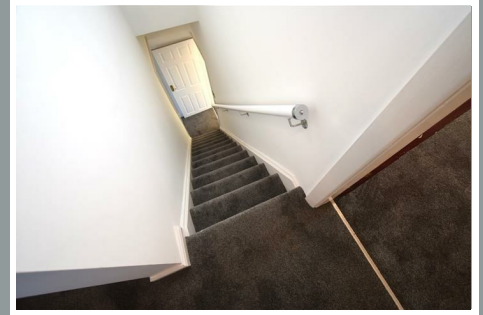
Offers in the region of £186,000



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## Porch area

uPVC double glazed door with glass patterned insert, light switch, carpet to floor.

## Lounge

14'9" x 14'4" (4.50m x 4.37m)

uPVC double glazed window to front elevation, a beautiful original cast iron fireplace with surround and gas fire, dado rail, coving to ceiling, centre ceiling light fitting, plug socket, tv aerial, cupboard housing meters.

## Kitchen / Diner

14'4" x 10'1" (4.37m x 3.07m)

Spacious Kitchen / Diner - Newly fitted modern kitchen with white high gloss wall and base units and complimentary work surfaces, part tiling to walls, centre ceiling light fitting, plug sockets, understairs storage cupboard housing combi boiler, new laminate flooring, uPVC double glazed window overlooking rear elevation, space to site table and chairs.

## First Floor Landing

uPVC double glazed window to side elevation.

## Master Bedroom

14'4" x 14'8" (4.37m x 4.47m)

A larger than average master bedroom with uPVC double glazed window to front elevation, built in wardrobes and further space for other bedroom furniture as desired, centre ceiling light fitting, coving to ceiling.

## Bedroom Two

9'9" x 7' ( 2.97m x 2.13m)

Juliet style balcony with uPVC opening door with

glass inserts allowing fantastic views over Rivington Pike and Winter Hill, coving, centre ceiling light fitting, plug socket.

## Bathroom

12'9" x 5' (3.89m x 1.52m)

A white bathroom suite which comprises of: Bath with wooden bath panel and mixer taps, separate shower cubicle with combi shower over, pedestal hand wash basin, low-level Wc. Built in cupboard, halogen ceiling spotlights, loft access, beige tiled walls and beige tiled floor, chrome style ladder radiator/towel rail, uPVC double glazed window to rear elevation.

## External

To the front is a paved garden area with gated access to pathway leading to front and side of property. On street parking to the front of property.

Rear Garden mainly laid to lawn with shrubs and mature trees, indian stone paving patio area, garden shed, fenced panelled boundaries. Perfect for family gatherings!

## Tenure

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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.

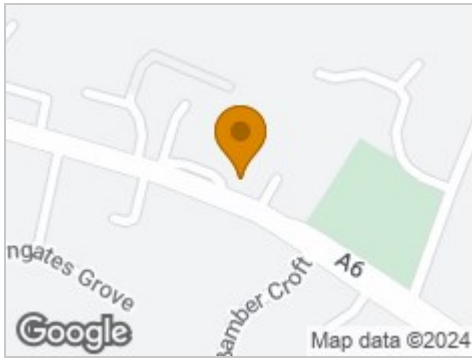
## Disclaimer

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



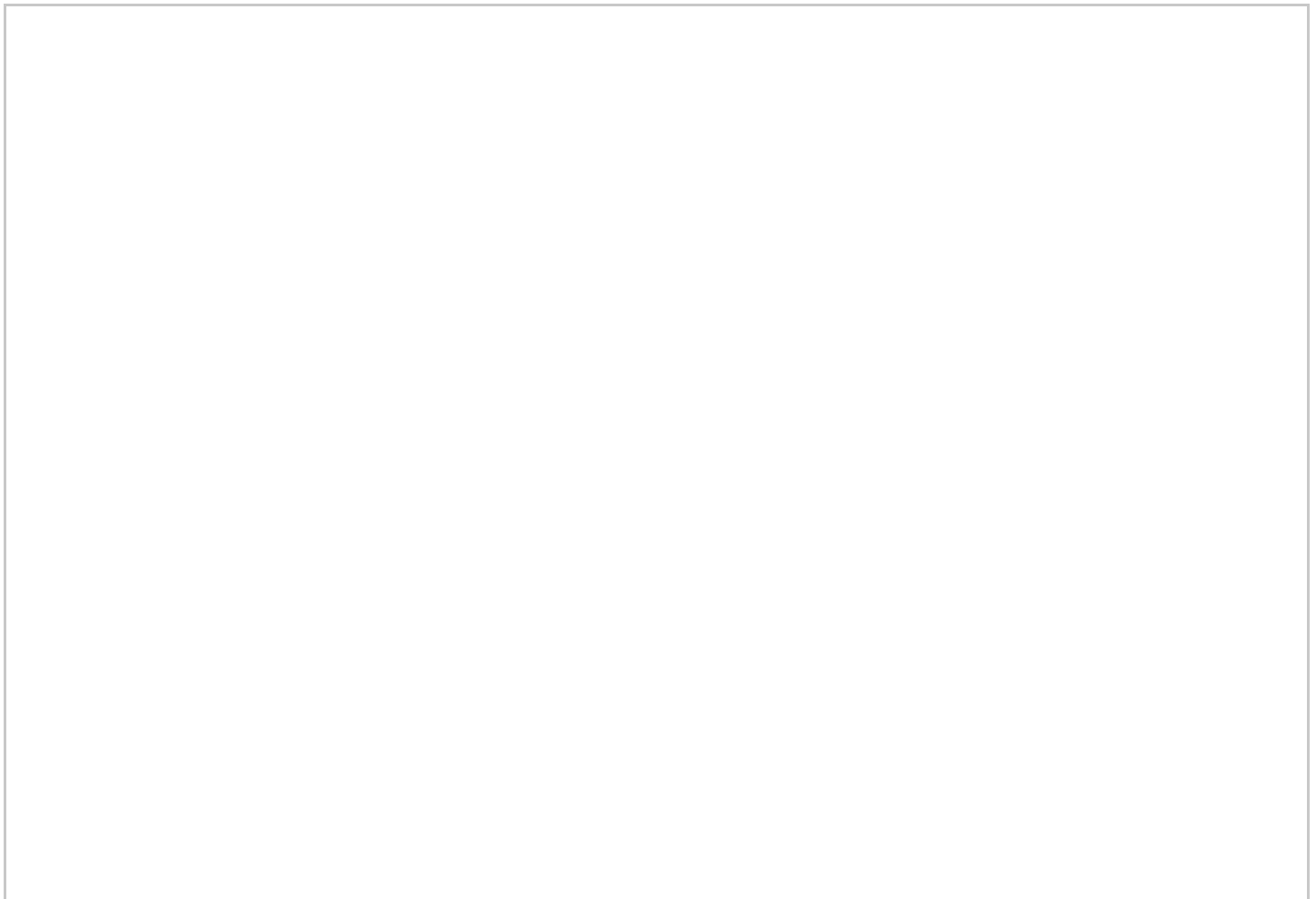
## Hybrid Map



## Terrain Map



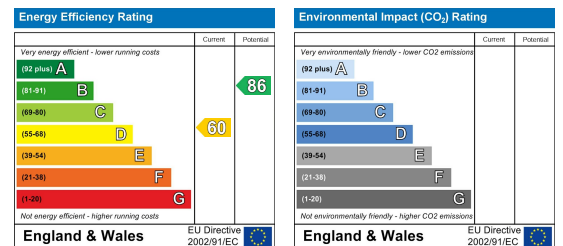
## Floor Plan



## 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.