



## 28 Upper Lees Drive

Westhoughton, BL5 3UE

Offers in the region of £294,000



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## Accommodation Comprises

uPVC door leading through to porch area with centre ceiling light fitting, tiled flooring.

## Lounge

21'6" x 10'9" (6.55m x 3.28m)

Light filled room with uPVC double glazed window to front elevation, electric fire and marble fire surround, two double radiators, two centre ceiling lights, plug sockets, coving, carpet to floor,

## Dining Room

10'9" x 7'5" (3.28m x 2.26m)

Two wall lights, double radiator, carpet to floor, plug socket.

## Reception Three / Bedroom Four

13' x 8' (3.96m x 2.44m)

This room can be used either as a third reception room or bedroom four.

Patio doors leading to rear garden, two centre ceiling lights, double radiator, coving, carpet to floor.

## Ground Floor Wet Room

7'9" x 7'5" (2.36m x 2.26m)

Built in combi shower with rainfall shower head and separate hand held shower attachment, low level w.c. flush, pedestal sink with mixer tap. Chrome ladder style radiator. Cupboard housing central heating boiler with shelving, wall mounted mirror. uPVC ceiling with halogen spotlights, extractor fan, beige tiling to walls with patterned insert and beige tiled floor.

## Kitchen

11'11" x 12'8" (3.63m x 3.86m)

Large kitchen fitted with a range of white wall and base units with complimentary work surfaces, one and half bowl sink unit with mixer tap. Built in oven and grill. Breakfast bar. Space for auto washer, space

for dishwasher, space for fridge and freezer. Centre ceiling light fitting, halogen spotlights, tiling to floor, double radiator, partial tiling to walls, plug sockets and tv aerial, double glazed window to rear elevation. uPVC sliding patio door to side elevation leading to patio area and rear garden.

## First Floor Landing

10' x 4'3" (3.05m x 1.30m)

Stairs leading to landing. Built in cupboard. Loft access, centre ceiling light fitting, plug socket, carpet to floor.

## Bedroom One

14'2" x 10'5" (4.32m x 3.18m)

uPVC double glazed window to front elevation. Built in wardrobes with matching dressing table and bedside cabinets. Carpet to floor, centre ceiling light, double radiator, built in storage cupboard.

## Bedroom Two

7'6" x 11' (2.29m x 3.35m)

Further Double Bedroom with uPVC double glazed window to rear elevation. Built in wardrobes with matching bedside cabinet and shelving unit. Built in book case. Vanity sink unit and storage cabinet under, tiled splashback. Centre ceiling light, carpet to floor, radiator and plug sockets.

## Bedroom Three

10'2" x 8'7" (3.10m x 2.62m )

uPVC double glazed window to front elevation. Carpet to floor, centre ceiling light, radiator, plug sockets and telephone socket.

## Family Bathroom

8'6" x 7'7" (2.59m x 2.31m)

Bathroom comprises of; corner bath, shower over bath with hand held shower attachment and mixer

tap, pedestal hand wash basin. Double radiator, towel rail, laminate flooring. Tiling to walls. uPVC double glazed opaque window to rear elevation. Toilet area - Low level Wc flush. Tiled ceiling with lighting, laminate flooring, built in cupboard, uPVC double glazed opaque window to rear elevation.

### External

Beautiful gardens to front and rear with mature shrubs and trees. Patio area for entertaining on those sunny evenings!

Gated access to the side of the property.

Large driveway to the front allowing off road parking for two vehicles. Garage.

### Tenure

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

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.

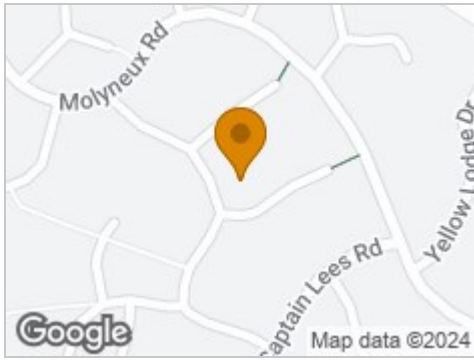
### Disclaimer

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



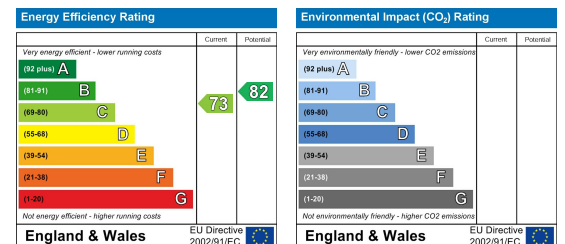
## Floor Plan



## 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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