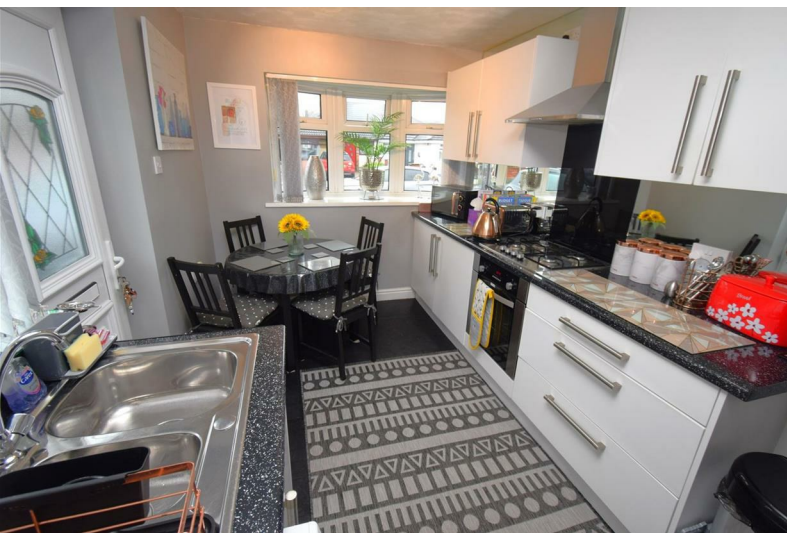




## 3 Louise Gardens

Westhoughton, Bolton, BL5 2HH

Offers in the region of £220,000





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## Accommodation

Entering through the uPVC double glazed entrance door via the side elevation.

## Kitchen

15'5" x 7'8" (4.70m x 2.34m)

Modern fitted kitchen with a range of wall and base units in white (soft closing) with black high gloss complimentary work surfaces, one and half bowl stainless steel sink and drainer unit, gas hob with extractor canopy over, electric oven, space for auto washer, space for fridge freezer. Double radiator, plug sockets, centre ceiling light fitting, uPVC double glazed bay window to front elevation, tiled flooring, cupboard housing the Ideal combination boiler. Space to site dining table and chairs.

## Inner Hallway

8'8" x 3'4" (2.64m x 1.02m)

Wooden flooring, storage cupboard, loft access, centre ceiling light fitting. The loft is accessed via loft ladder and the loft is boarded with vinyl flooring and has power and light.

## Lounge

17'4" x 11'8" (5.28m x 3.56m)

uPVC double glazed bay window to front elevation, wall mounted gas fire, centre ceiling light fitting, coving to ceiling, double radiator, plug sockets, wooden flooring.

## Bedroom One

13'6" x 10'1" (4.11m x 3.07m)

Centre ceiling light fitting, radiator, grey carpet to floor. Space to site bedroom furniture as desired, plug sockets, uPVC double glazed french doors leading into the orangery.

## Orangery

17'8" x 9'3" (5.38m x 2.82m)

Wooden flooring, plug sockets, double radiator, two wall lights, uPVC double glazed window to side elevation, uPVC double glazed french doors with windows to rear elevation.

## Bedroom Two

9'4" x 8'2" (2.84m x 2.49m)

Further double bedroom with wooden flooring, radiator, plug sockets, centre ceiling light. Space to site bedroom furniture as desired.

## Shower Room

Three piece suite comprising of walk-in shower with combi shower and separate hand held attachment and hand rail, glass door, vanity sink unit with storage below, low-level w.c. flush. Grey tiling to floor, fully tiled walls, uPVC ceiling with halogen spotlights. Chrome ladder style radiator/towel rack, wall mirror, uPVC double glazed opaque window to side elevation.

## Externally

Front; Shared driveway leading to entrance door and leading to detached garage.

Rear; Astro-turf rear garden, patio area and shed.

## Detached Garage

Up and over door, power and light.

## Loft

Advised by vendor the loft is accessed via loft ladder and the loft is boarded with vinyl flooring and has power and light.

### Tenure

We are informed by the Seller that the tenure of this property is Leasehold (Ground Rent £5.25 pa)

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

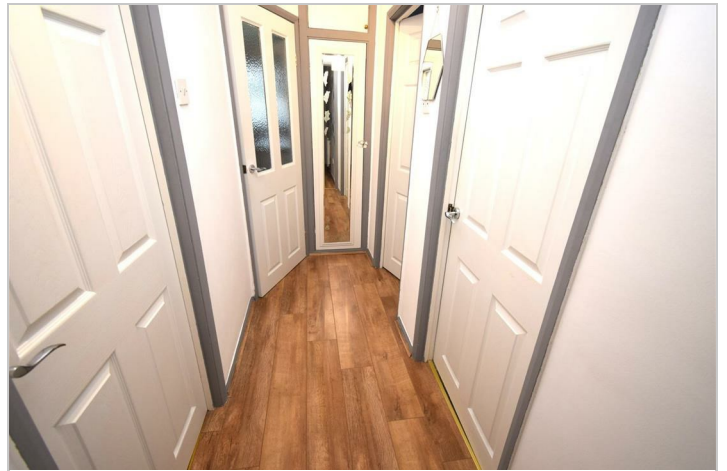
We understand the property is in council tax band B this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

### Disclaimer

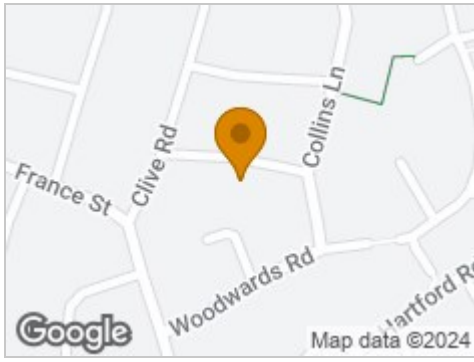
All Properties

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



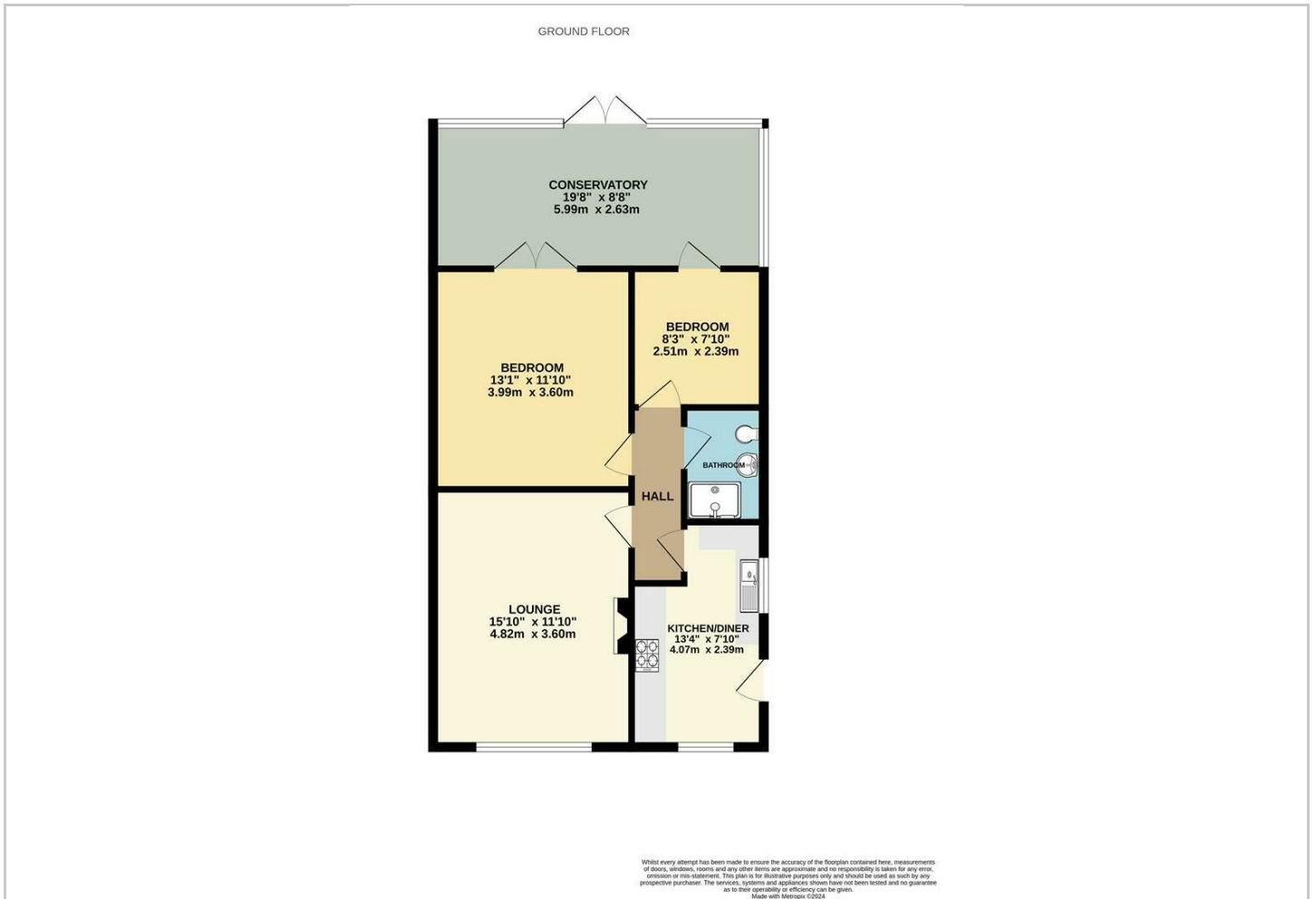
## Hybrid Map



## Terrain Map



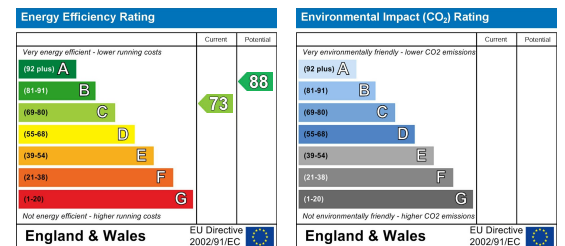
## Floor Plan



## 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.