



## 46 Albion Street

Westhoughton, BL5 3PZ

Offers in the region of £164,995





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## Ground Floor

uPVC entrance door with glazed panelled insert leading to porch area with carpet to floor, internal door to entrance hallway.

## Entrance Hallway

9'3" x 3'2" (2.82m x 0.97m)

Centre ceiling light, laminate flooring, double radiator.

## Lounge

12'3" x 12'9" (3.73m x 3.89m)

uPVC double glazed window to front elevation, electric fire, laminate flooring, centre ceiling light, double radiator, cupboard housing meters, plug sockets, tv aerial point.

## Kitchen / Diner

16'1" x 11'8" (4.90m x 3.56m)

Fitted with a range of white wall and base units, centre island with electric hob and white units below, complimentary worktops, built in oven and grill, built in microwave, built in coffee machine and built in drawers. Under stairs storage cupboard, centre ceiling light, cupboard housing Ideal combination boiler (newly installed), grey laminate flooring, double radiator, plug sockets. Space to site dining table and chairs. Window to side elevation, uPVC double glazed door with obscured glass insert panel leading to outside porch area. Window to rear elevation.

## Rear Porch Area

Tiled flooring, door with access to rear garden.

## First Floor Landing

Carpet to stairs, handrail with white balustrade unit.

Grey laminate flooring. uPVC double glazed window to side elevation, centre ceiling light.

## Bedroom One

11'7" x 9'6" (3.53m x 2.90m)

uPVC double glazed window to rear elevation. Centre ceiling light, loft access, double radiator, grey laminate flooring, plug sockets.

## Bedroom Two

10'5" x 8'4" (3.18m x 2.54m)

uPVC double glazed window to front elevation. Centre ceiling light, double radiator, plug sockets, grey laminate flooring.

## Bedroom Three

16'2" x 7'8" (4.93m x 2.34m)

uPVC double glazed window to front elevation. Centre ceiling light, double radiator, plug sockets, grey laminate flooring.

## Shower Room

Comprising walk in shower, low level Wc, pedestal hand wash basin. uPVC sheeting to walls, vinyl flooring, double radiator, uPVC double glazed opaque window to rear elevation.

## External

Front; Garden fronted with boundary wall and footpath leading to entrance door.

Rear; Walled garden to rear laid to flags and gated access to rear.

## 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

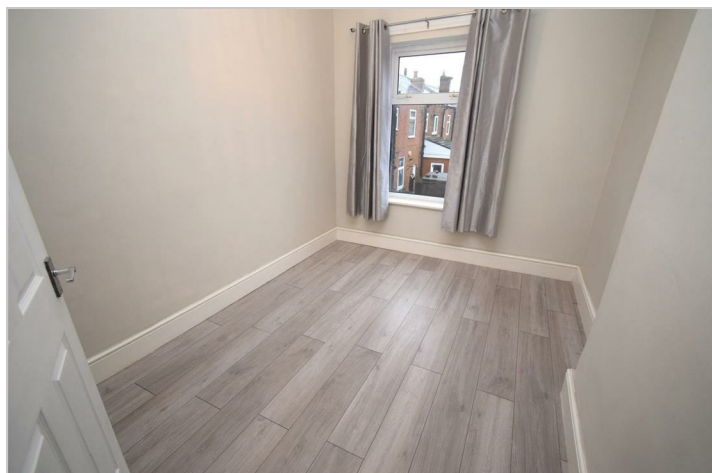
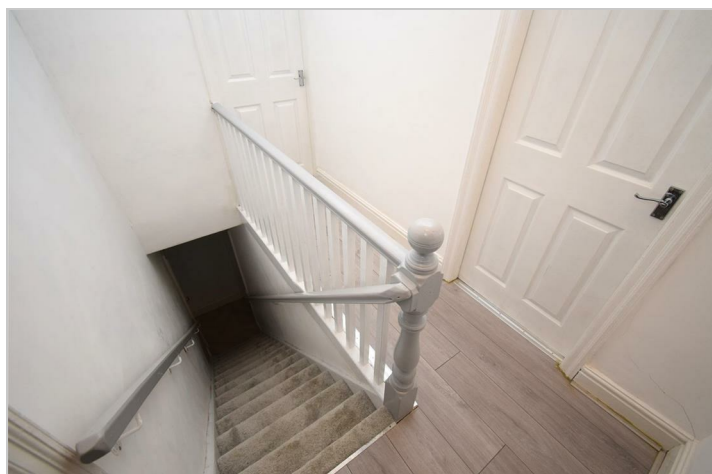
We understand the property is in council tax A band this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

### Disclaimer

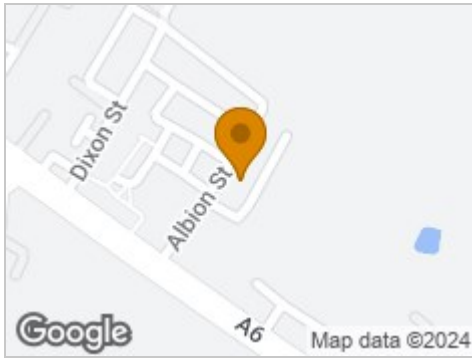
All Properties

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



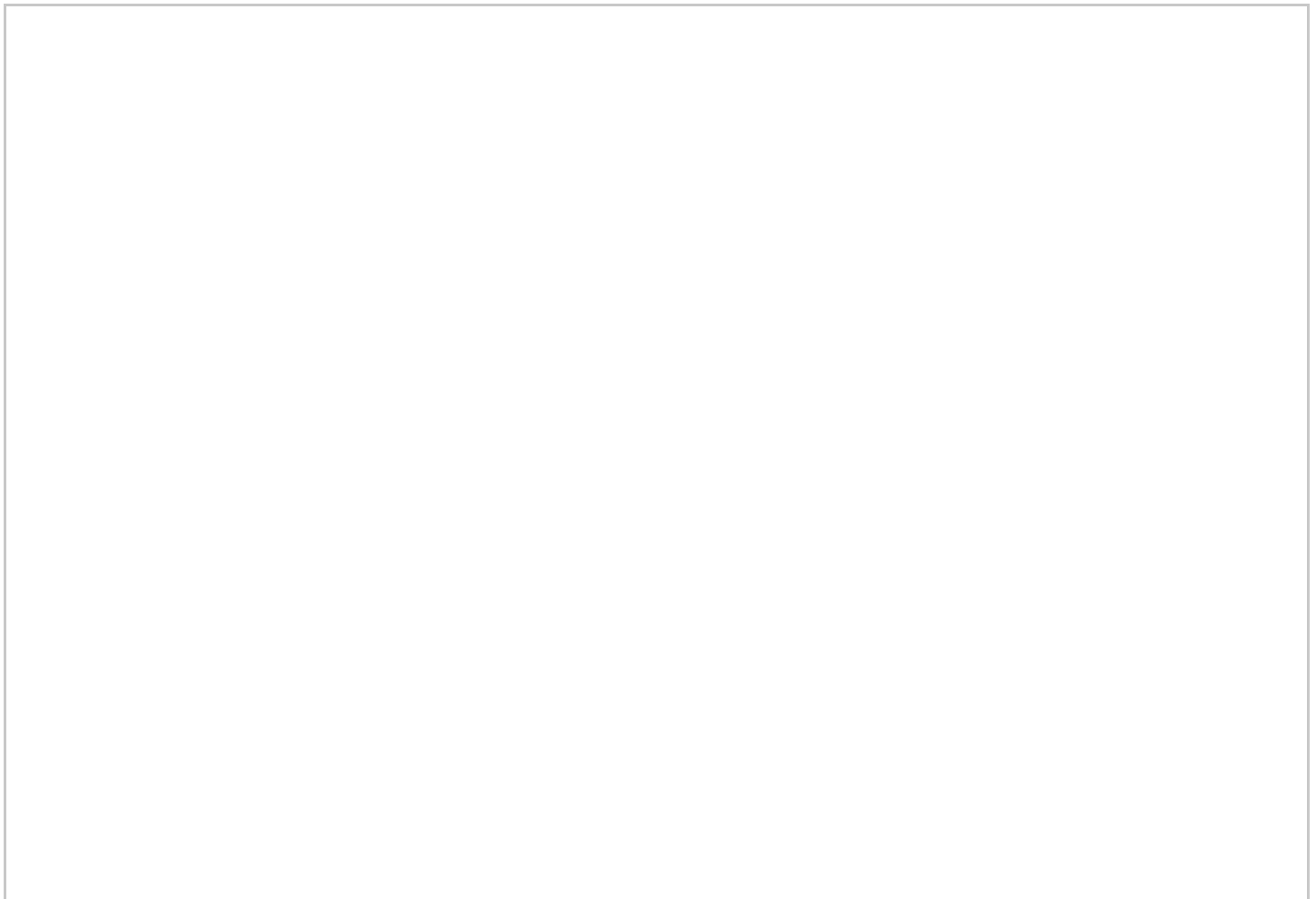
## Hybrid Map



## Terrain Map



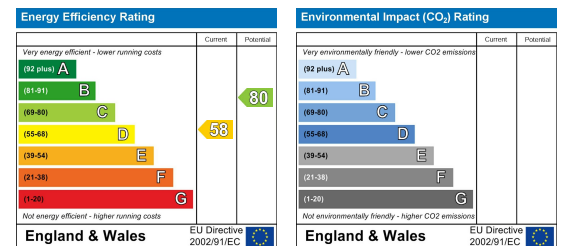
## Floor Plan



## 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.