



## 54 Broom Way

Westhoughton, BL5 3TZ

**£360,000**



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## Ground Floor

Entering through the uPVC double glazed entrance door with glass patterned obscured panels. Oak wooden doors leading to all ground floor rooms.

## Entrance Hallway (L Shaped)

Light filled L shaped entrance hallway with centre ceiling light, coving, double radiator, plug socket, split level staircase with white balustrade leading to first floor .

## Downstairs wc

5'5" to storage cupboard x 3'7" (1.65m to storage cupboard x 1.09m) Vanity sink unit with storage cupboard below, Low level Wc, double radiator, spotlights to ceiling, tiling to floor, beige tiling to walls, built in storage cupboard, double glazed opaque window to front elevation.

## Kitchen / Diner

17'9" x 8'6" (5.41m x 2.59m)  
Newly installed modern kitchen fitted with Cashmere high gloss wall and base units (soft closing) with grey complimentary work surfaces over, ceramic Franke grey one bowl sink unit with mixer tap and drainer, Neff built-in oven and grill, Neff four ring gas hob burner and Neff extractor fan above, built-in dishwasher, part grey tiling to walls, grey flooring, double radiator, halogen ceiling spotlights, built in storage cupboard allowing storage space, built-in fridge freezer and built-in additional cupboards. Space to site dining table and chairs. uPVC double glazed window to side elevation.

## Utility Room

8'9" x 5'4" (2.67m x 1.63m)  
Plumbed for auto washer and tumble dryer, Cashmere high gloss cupboards (soft closing), grey work surface. Partial tiling to walls, grey flooring, radiator, halogen spotlights to ceiling, plug sockets, white radiator. uPVC double glazed door to rear elevation with opaque glass and window to rear elevation. with obscured glass. Door leading into integral garage.

## Dining Room

11'9" x 9'4" (3.58m x 2.84m)  
Grey laminate flooring, centre ceiling light, double radiator, plug sockets, double door with glazed glass panelled unit leading from dining room into reception one. uPVC double glazed french doors leading into Orangery.

## Lounge

15'9" x 12'4" (4.80m x 3.76m)  
Spacious light filled reception room with two centre ceiling lights, double radiator, grey carpet plug sockets tv aerial, beautiful electric fire with fire surround, uPVC double glazed window to front elevation.

## Orangery

11'8" x 10'1" (3.56m x 3.07m)  
uPVC door to rear elevation and uPVC glass panelled windows. Grey laminate flooring, double radiator, halogen spotlights to ceiling.

## First Floor Landing

9'8" x 10'2" (2.95m x 3.10m)  
Beautiful featured large uPVC double glazed opaque window to side elevation, high ceiling. Curved staircase, beige carpet to landing and stairs. Plug sockets, centre ceiling light fitting, loft access, room thermostat.

## Master Bedroom

12'2" x 9'8" (3.71m x 2.95m)  
uPVC double glazed window to front elevation. Fitted with a range of built-in wardrobes with mirrored insert and matching bedside furniture. Centre ceiling light, dark beige carpet to floor, double radiator, tv aerial point, coving, plug sockets.

## En-Suite

6'9" x 6'6" (2.06m x 1.98m)  
Double walk in shower with combi shower over and separate hand held attachment, built in suite which accommodates low level w.c flush, sink with mixer tap and vanity storage below. Halogen ceiling spotlights, fully tiled walls, tiled floor, built in storage cupboard, mirror with lights, chrome ladder style radiator, uPVC double glazed opaque window to front elevation.

## Bedroom Two

9'8" x 9'7" (2.95m x 2.92m)  
uPVC double glazed window to rear elevation, double radiator, centre ceiling light fitting, coving, beige carpet to floor, plug sockets, tv aerial point.

## Bedroom Three

10'8" x 6'9" (3.25m x 2.06m)  
uPVC double glazed window to side elevation, double radiator, centre ceiling light, plug sockets.

### Bedroom Four

9'1" x 6'3" (2.77m x 1.91m)

uPVC double glazed window to rear elevation, centre ceiling light, double radiator, coving, plug sockets.

### Family Bathroom

7'9" x 6'1" (2.36m x 1.85m)

Modern three piece suite comprising large bath with mixer tap and combi shower over with separate hand held attachment and glass shower screen, low level Wc, vanity sink unit with mixer tap and storage below. White old school style radiator, light grey tiling to walls with dark grey feature tiling, grey flooring, uPVC panelled ceiling with inset halogen spotlights. Mirror, shaver socket, uPVC double glazed opaque window to side elevation.

### Integral Garage

16'2" x 9' (4.93m x 2.74m)

Electric up and over garage door, power and light. Combi boiler. (The garage has recently had a new roof fitted)

### External Front

Laid mainly to lawn, large driveway allowing off road parking for several cars and leading to integral garage.

### External Rear

Paved with Indian stone and feature borders stocked with mature trees, flowers and shrubs. Decked patio area, separate seating area with Pergola for the sunny evenings entertaining. Large large flagged area. Side access from the rear of the property to the front of the property.

### Council Tax Band

We understand the property is in council tax D 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.

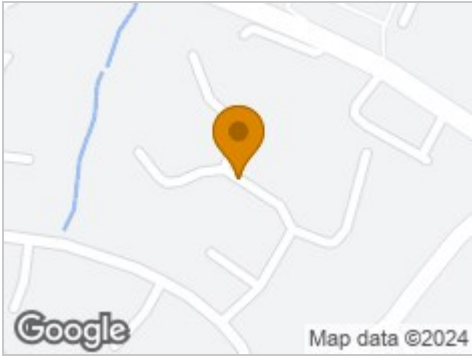
### Tenure

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.



## Road Map



## Hybrid Map



## Terrain Map



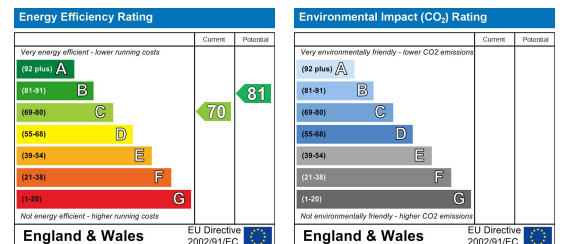
## Floor Plan



## 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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