



## 305 Park Road

Westhoughton, BL5 3HU

**Offers over £235,000**



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## Entrance Vestibule

This spacious light filled vestibule is entered via uPVC double glazed door to the front elevation. Laminate flooring, Radiator.

## Entrance Hallway

Leaded glass door, radiator, laminate flooring, stairs leading to first floor.

## Through Lounge

22'2" x 12'9" (6.76m x 3.89m )

Beautiful through lounge / dining with high ceilings and period features, uPVC double glazed bay window to front elevation, stunning cast iron fireplace with living flame gas fire and tiled hearth, coving, carpet to floor, two radiators, space to site dining room table and chairs, understairs storage.

## Kitchen / Diner

15'7 x 10'9 (4.75m x 3.28m)

uPVC double glazed window and french doors overlooking the rear garden. This spacious kitchen/diner benefits from a range of wall and base units with complimentary work surfaces, built in oven and grill, gas hob with extractor fan over, fridge/freezer, plumbing for dishwasher and washing machine, stainless steel sink with drainer and mixer tap, radiator, space to site table and chairs, tiled flooring.

## Landing

Attractive leaded uPVC window to side elevation, loft access, carpet to floor.

## Master Bedroom

14'0 x 10'3 to wardrobes (4.27m x 3.12m to wardrobes)

Double glazed uPVC bay window to front elevation, modern fitted wardrobes, radiator, carpet to floor.

## Bedroom Two

11'0 x 10'0 (3.35m x 3.05m)

Double glazed uPVC window to rear elevation, radiator, carpet to floor.

## Bedroom Three

9'6 x 9'0 (2.90m x 2.74m)

Double glazed uPVC window to front elevation, radiator, carpet to floor.

## Shower Room

7'7 x 5'2 (2.31m x 1.57m)

Modern shower room with part tiling to walls, uPVC double glazed leaded window to rear elevation, walk in shower, low level Wc, vanity sink unit, heated towel rail, tiling to floor.

## External Front

Garden mainly laid to lawn with flower beds, flagged to side access.

Large Private Rear Garden and Patio Area.

Double driveway for off road parking.

## External Rear

Large garden to the rear mainly laid to lawn with patio area perfect for entertaining, mature trees and shrubs, fenced panelled boundaries.

### Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (903 YEARS REMAINING)

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

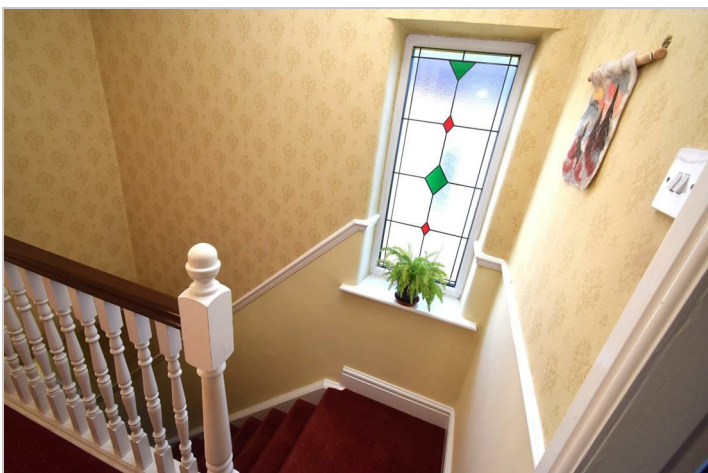
We understand the property is in council tax band B this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

### Disclaimer

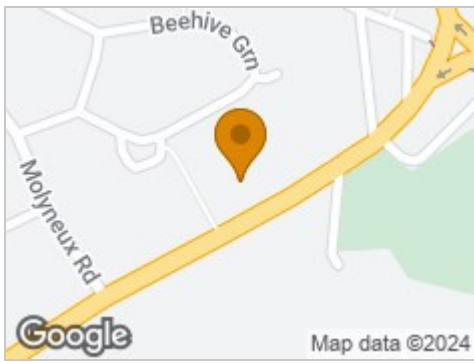
All Properties

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



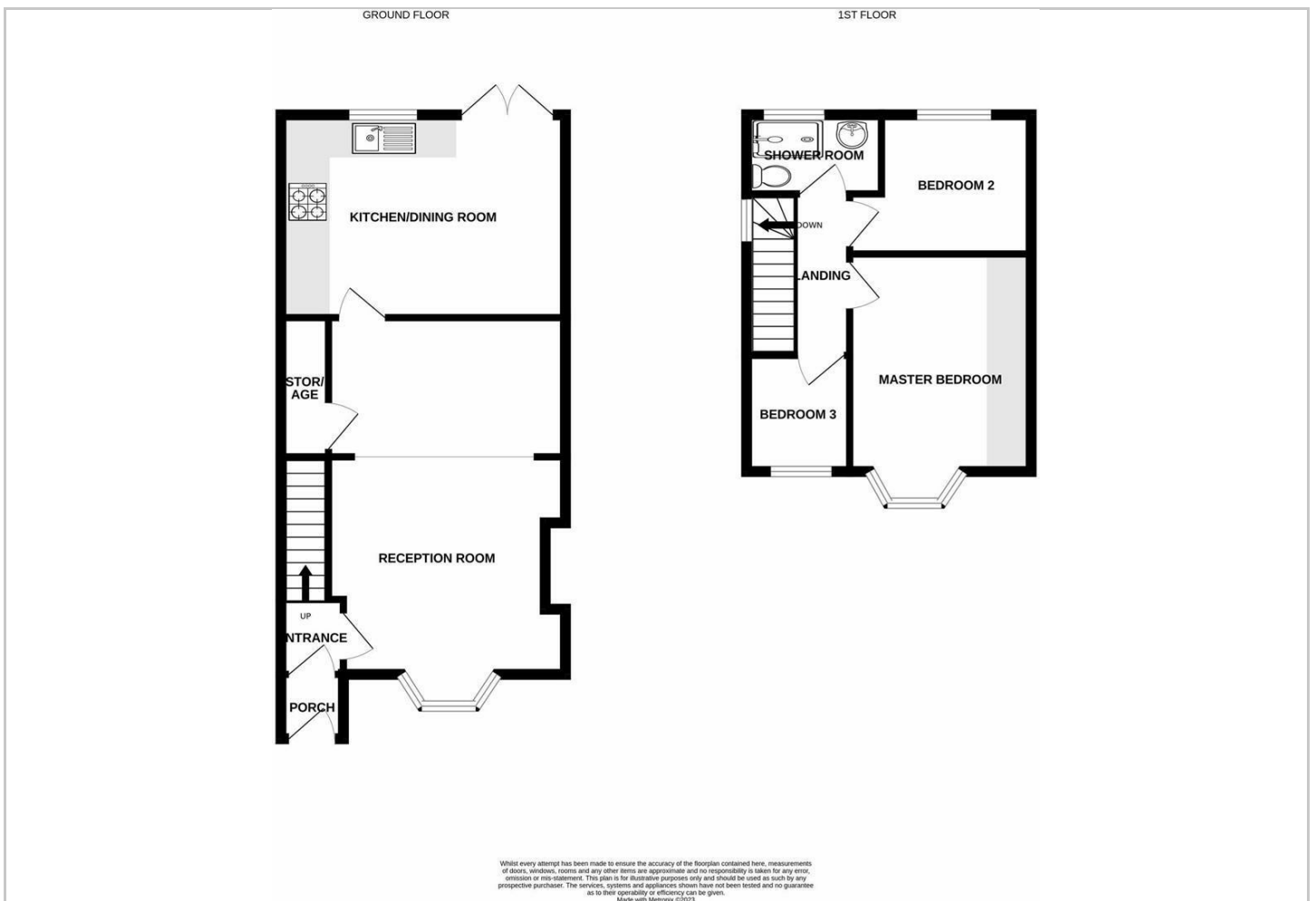
## Hybrid Map



## Terrain Map



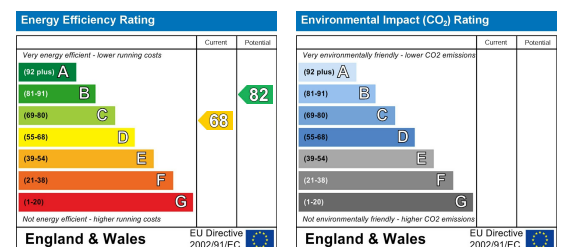
## Floor Plan



## 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.