



143 Bank Side

Westhoughton, BL5 2QH

Offers in the region of £399,995



143 Bank Side

Westhoughton, BL5 2QH

Offers in the region of £399,995



Ground Floor

Entering through the uPVC double glazed door with glass pattern panelled inserts and window to side.

Entrance Hallway

15'4" x 5'10" (4.67m x 1.78m)

Wooden flooring, centre ceiling light, double radiator, plug sockets, under stairs storage cupboard, alarm panel.

Downstairs wc

5'0" x 2'7" (1.52m x 0.79m)

Low level w.c. flush, sink with mixer tap, partial tiling to walls, grey flooring, uPVC double glazed window.

Lounge/Diner

23'4" x 10'8" (7.11m x 3.25m)

Light Filled and Spacious Lounge / Diner with uPVC bay window to front elevation, two centre ceiling lights, tv aerial, wooden flooring, wall mounted fire surround with electric fire, coving, two double radiators, french doors leading through to the amazing Orangery. Spotlights to ceiling, tiling to floor, further uPVC french doors with windows to one side elevation with fantastic views overlooking the nature reserve and stream - very private.

Orangery

12'3" x 12'4" (3.73m x 3.76m)

French Doors and windows overlooking the large rear garden and beautiful open views over the nature reserve. Tiling to floor, double radiator, plug sockets.

Kitchen and Family Sitting Area

12'3" x 8'5" (3.73m x 2.57m)

Modern Kitchen/Diner

Kitchen area; Fitted with a range of modern white high gloss wall and base units soft closing with grey complimentary work surfaces, centre island with white high gloss built in drawers (soft closing) and built in shelves. Electric hob within the built in island. Black resin one and half bowl sink unit with mixer tap, splash back mosaic tiling, built in fridge freezer, integrated dishwasher, integrated oven and grill, further unit with cupboards below. Two beautiful arched windows to side elevation, spotlights to ceiling, grey flooring.

Sitting area; Large uPVC window with fantastic views over the nature reserve. Grey flooring, wall mounted electric flame fire, two wall lights, plug sockets, tv aerial, space to site furniture, grey radiator.

Utility Room

8'4" x 7'2" (2.54m x 2.18m)

Built in wall and base units with complimentary work surfaces, built in glass display cabinet, space for dryer, space for auto washer, one hand half bowl stainless steel sink mixer tap, grey flooring, double radiator, centre ceiling light, plug sockets, uPVC double glazed door with glass inserts to side elevation.

First Floor Stairs / L-shape Landing

Carpet to floor, white balustrade unit. Centre ceiling light, loft access, plug sockets.

Master Bedroom

13'10" x 9'10" (4.22m x 3.00m)

Light filled spacious master bedroom which has the space for an ensuite bathroom, uPVC double glazed window to front elevation, centre ceiling light, double radiator, beige carpet, plug sockets. Space to site bedroom furniture and bedside tables. Built in wardrobe and large built-in cupboard.

Bedroom Two

13'0" x 10'3" (3.96m x 3.12m)

uPVC double glazed window to rear elevation (amazing views over the local nature reserve and stream - private outlook), centre ceiling light, double radiator, beige carpet, plug sockets. Space to site bedroom furniture and wardrobe as desired.

Bedroom Three

12'6" x 8'6" (3.81m x 2.59m)

uPVC double glazed window to front elevation, double radiator, beige carpet, plug sockets. Space to site bedroom furniture as desired.

Bedroom Four

10'6" x 8'6" (3.20m x 2.59m)

uPVC double glazed window to rear elevation (amazing views over the local nature reserve and stream - very private outlook), grey carpet, double radiator, centre ceiling light, plug sockets. Space to site bedroom furniture as desired.

Family Bathroom

6'8" x 6'6" (2.03m x 1.98m)

Three piece suite comprising bath with mixer tap and electric shower over and hand held attachment, low-level Wc flush, pedestal hand washbasin with mixer tap. Spotlights to ceiling, part tiling to walls. chrome ladder style radiator/towel rail, grey flooring, built in shelves. uPVC double glazed opaque window to rear elevation.

Integral Garage

With up and over door, power and light.

External Rear

Secluded large rear garden laid mainly to lawn with paving and steps leading down to garden with two patio / entertaining areas for those lovely sunny evenings! Fenced panelled boundaries, gated access to the rear. Mature trees and borders stocked with plants and shrubs. The garden overlooks Hall Lee Bank Park & Local Nature Reserve.

External Front

Large driveway allowing off road parking for approximately two/three vehicles. Front garden laid mainly with borders stocked with flowers and shrubs.

Tenure

We are informed by the Seller that the tenure of this property is Leasehold (953 years remaining). Ground Rent £12.00 per annum.

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 this information has been taken from Valuation Office Agency www.voa.gov.uk website.

Disclaimer

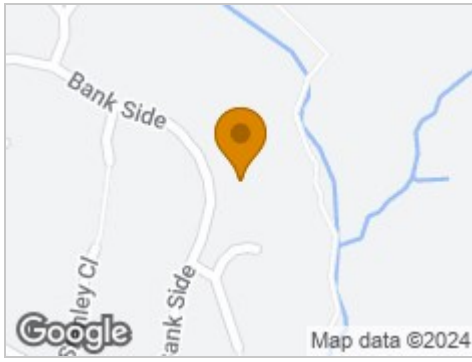
All Properties

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.



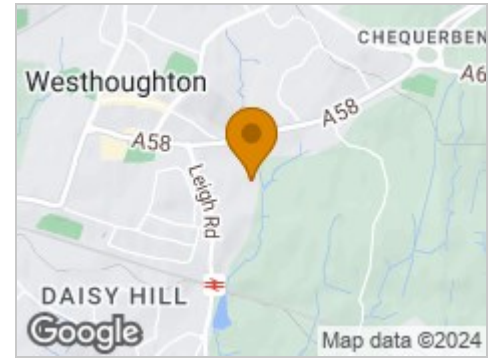
Road Map



Hybrid Map



Terrain Map



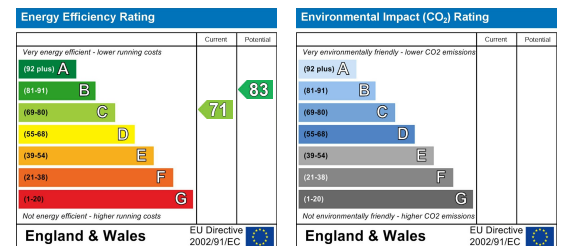
Floor Plan



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.