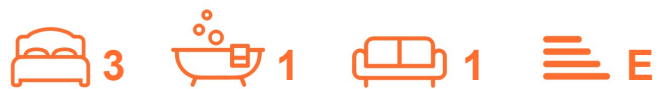




33 Clough Avenue

Westhoughton, BL5 2LH

£159,995



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Ground Floor

Entering through front door into porch.

Porch

Tiling to floor, windows to front and side elevations, light, plug sockets. Entering through further door with glass insert panels into entrance hallway.

Entrance Hallway

Carpet to floor, double glazed window to side, plug sockets, centre ceiling light, under stairs storage.

Lounge

16'6" x 13'4" (5.03m x 3.96m/1.22m)
Light fitted spacious lounge with double glazed window to rear elevation and further double glazed window to rear elevation, centre ceiling light, carpet to floor, plug sockets, electric fire with stone surround, electric radiator, coving.

Kitchen

11'9" x 8'3" (3.58m x 2.51m)
Fitted with a range of wall and base units with complimentary work surfaces over, built in oven and grill, electric hob with extractor fan above, stainless steel one and half bowl sink unit with mixer tap, Carpet to floor, centre ceiling light, built in cupboard with shelving, plug sockets, part tiling to walls. Double glazed window to front elevation. Space to site table and chairs.

Utility Room

6'9" x 4'9" (2.06m x 1.45m)
Built in eye level cupboards, space for fridge freezer and plumbing for auto washer, tiling to floor, centre ceiling light, door and window leading to side elevation.

Downstairs w.c.

4'9" x 2'2" (1.45m x 0.66m)

Low level w.c. flush with cistern, wall mounted sink and tiled splash back. Tiling to floor, centre ceiling light.

First Floor Stairs

5'8" x 9'2" (1.73m x 2.79m)

Carpet to stairs, balustrade unit with white handrail. Electric radiator, double glazed window to front elevation. Loft access.

Master Bedroom

11'8" x 9'5" to built in wardrobes (3.56m x 2.87m to built in wardrobes)
Centre ceiling light, double glazed window to rear elevation, carpet to floor. Built in wardrobes and space to side further bedroom furniture as desired. Built in cupboard housing hot water cylinder tank. Wall light, coving, plug sockets.

Bedroom Two

8'3" to wardrobes x 8'2" (2.51m to wardrobes x 2.49m)
Double glazed window to rear elevation, carpet to floor, centre ceiling light, plug socket. Built in wardrobes, coving.

Bedroom Three

10'3" x 7'1" (3.12m x 2.16m)
Double glazed window to front elevation, Built in cupboard with shelves, carpet to floor, centre ceiling light, coving, plug sockets.

Family Bathroom

6'1" x 6'9" (1.85m x 2.06m)
Three piece suite comprising bath with shower over, low level w.c. flush, pedestal sink. Centre ceiling light, carpet to floor, extractor fan double glazed window to side elevation, fully tiled walls.

External Front

Gated entrance, footpath leading to front door. Garden laid mainly to lawn, driveway with gated leading to detached garage.

Garage

Detached Garage with up and over door, power and light.

External Rear

Lovely private rear garden laid mainly to lawn with pebbled area for seating. Borders stocked with flowers and shrubs. Dwarf wall and fenced panelled boundaries.

Tenure

We are informed by the Seller that the tenure of this property is Leasehold (£15.00 per annum) 952 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.

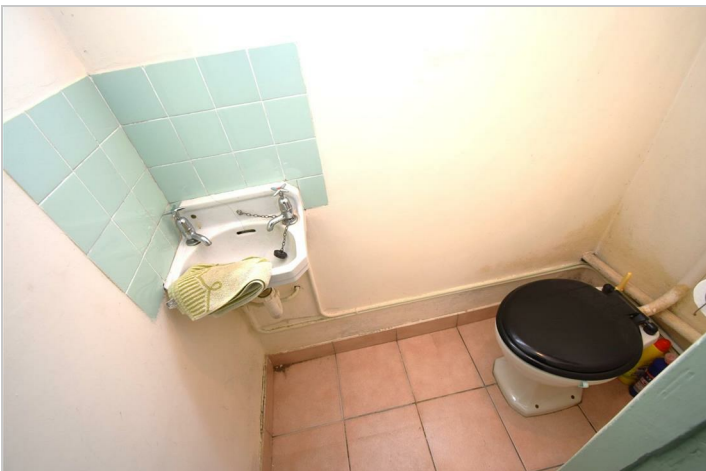
Council Tax

We understand the property is in council tax band A this information has been taken from Valuation Office Agency www.voa.gov.uk website.

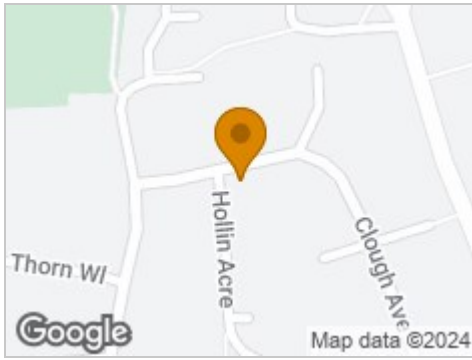
Disclaimer

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



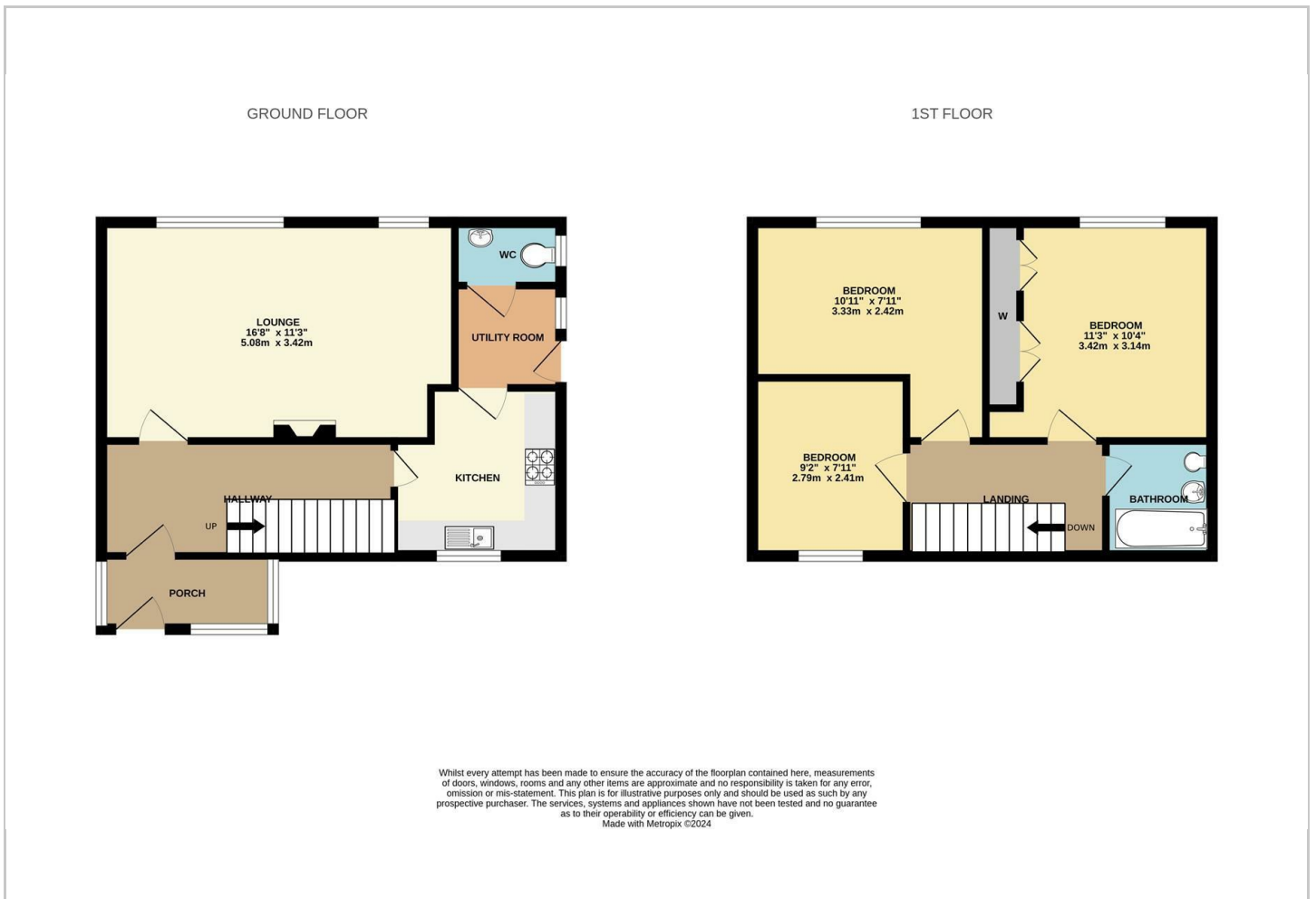
Hybrid Map



Terrain Map



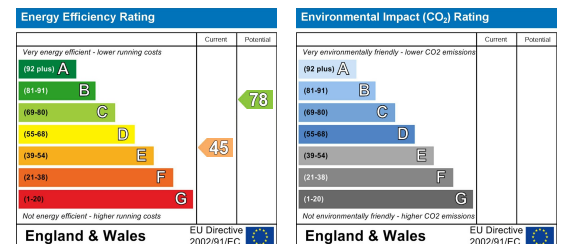
Floor Plan



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.