



48 Green Meadows

Westhoughton, BL5 2BN

£385,000



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Ground Floor

Leading through the uPVC front entrance door with obscured glass insert panel into porch area.

Porch Area

6'5" x 7'3" (1.96m x 2.21m)

Tiling to floor, high vaulted ceiling, circular window, obscured window to front elevation with two panelled inserts. plug sockets, three wall lights, radiator.

Entrance Hallway

13'4" x 5'8" (4.06m x 1.73m)

Led ceiling spotlights, tiling to floor, panelled walls, stairs leading to first floor.

Through Lounge / Diner

24'9" x 12'0" (7.54m x 3.66m)

Spacious light filled lounge / dining room with double glazed bay window to front elevation, beautiful cast iron open fire with granite base and stone surround, double radiator, LED ceiling spotlights, solid oak flooring, double doors leading from entrance hallway into lounge, coving, tv aerial point, plug sockets, built in cupboard and shelving unit, plug sockets. Concertina doors to rear elevation overlooking the lovely rear garden

Kitchen / Diner / Family Area

21'6" x 18'4" (6.55m x 5.59m)

Large open plan kitchen / diner and family seating area fitted with a range of white wall and base units (soft closing) with granite worksurfaces and splashbacks, Butler style sink with mixer tap, 5-ring Range cooker, space for dishwasher, space for Rangemaster large fridge freezer, built in coffee machine, built in oven, further fitted cupboards in white (soft closing), wine rack and drawer units. Breakfast bar, led lights and spotlights, two centre ceiling lights, plug sockets, double radiator and single radiator, tiling to floor, two uPVC double glazed windows to rear elevation and uPVC double patio doors to side elevation.

Utility Room

11'7" x 5'9" (3.53m x 1.75m)

With built in cupboards in white and built in base units with

complimentary work surface over, stainless steel sink with mixer tap, plumbed for auto washer and tumble dryer, centre ceiling light, extractor fan, tiling to floor, plug sockets.

Study

9'5" x 8'6" (2.87m x 2.59m)

Double glazed window to front elevation, solid oak flooring, led ceiling spotlights, storage cupboard, loft access, plug sockets, tv aerial point.

Stairs to First Floor

Grey carpet to stairs, panelling to walls, glass banister with oak handrail.

L-shape Landing

Solid oak flooring, radiator, plug sockets, loft access, oak balustrade unit, panelling to walls, dado rail.

Master Bedroom

12'4" x 12'0" (to wardrobes) (3.76m x 3.66m (to wardrobes))

Double glazed window to front elevation, double radiator, centre ceiling light, carpet to floor, plug sockets, tv aerial point. Built in wardrobes, built in dressing table and built in bedside cabinets.

En-Suite

9'3" x 6'1" (2.82m x 1.85m)

Comprising shower cubicle with jets and combi shower, vanity sink with storage below, low level w.c. Fully tiled walls, shaver point, mirror to wall with shelves, tiling to floor, white ladder style radiator, double glazed window to front elevation.

Bedroom Two

12'0" x 10'4" (3.66m x 3.15m)

Double glazed window to rear elevation overlooking the beautiful rear garden. Space to site bedroom furniture as desired, radiator, coving, centre ceiling light, grey carpet to floor, plug sockets, tv aerial point.

Bedroom Three

9'8" x 8'6" (2.95m x 2.59m)

Double glazed window to rear elevation, radiator, centre ceiling light, solid bamboo flooring, plug sockets. Built in shelving unit, built in dressing table and bedside cabinet, built in wardrobes.

Bedroom Four

9'2" x 8'6" (2.79m x 2.59m)

Double glazed window to front elevation, radiator, centre ceiling light, beige carpet to floor, plug sockets. tv aerial socket. Built in shelving unit, built in dressing table and drawers, built in wardrobes and built in shelving unit.

External Rear

Rear garden laid mainly to lawn with two paved patio/entertaining areas, mature trees and and borders stocked with flowers and shrubs. Fenced panelled boundaries.

Beautiful Home Office/Summer House measuring 16'4 x 8'2 with power and light.

Workshop measuring 16'0 x 8'0 with power and light.

Externally

Laid mainly to lawn to front with mature hedges, bushes and shrubs. Driveway allowing off road parking for two/three vehicles.

Gardens and Patio Areas for Entertaining To The Rear. Gated Side Access.

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 band D 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.



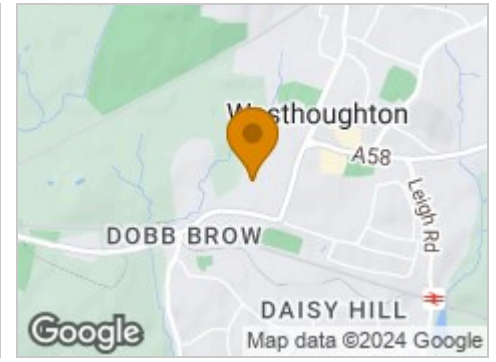
Road Map



Hybrid Map



Terrain Map



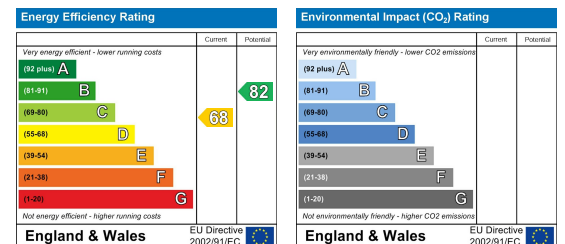
Floor Plan



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



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