



20 Marsham Road

Westhoughton, BL5 2GX

Offers over £425,000



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Ground Floor

Entering through the uPVC double glazed entrance door to the entrance hallway.

Entrance Hallway

14'11" x 9'3" to widest point (4.55m x 2.82m to widest point)
Spacious entrance hallway, two centre ceiling lights, laminate flooring, radiator, plug sockets, coving, storage cupboard.

Downstairs Guest Cloakroom

7'7" x 2'7" (2.31m x 0.79m)
Comprising low level Wc flush, vanity sink unit with storage below. Extractor fan, tiling to walls, centre ceiling light, spotlight, laminate flooring, double radiator.

Lounge

14'2" x 13'11" (4.32m x 4.24m)
Light filled lounge with beautiful fire surround with inset gas fire (log effect), two wall lights, centre ceiling lights, grey carpet to floor, plug sockets, coving, two double radiators. Leading through patio doors to the spacious conservatory.

Conservatory

14'0" x 13'1" (4.27m x 3.99m)
Large Conservatory with underfloor heating, uPVC double glazed windows to rear elevation and side elevations, tiling to floor, tv aerial point, radiator, plug sockets. The Conservatory path is lit by 4 x Blue LED lights.

Dining Room

13'7" x 9'0" (4.14m x 2.74m)
uPVC double glazed window to front elevation (with fitted plantation blinds/shutters), centre ceiling light, coving, radiator, carpet to floor, plug sockets. Beautiful built-in display units and cupboards with shelving and spotlights.

Kitchen

14'8" x 12'4" (4.47m x 3.76m)
Spacious modern fitted kitchen with shaker style wall and base units with under unit lighting, complimentary work surfaces, built in oven and grill, integrated gas hob (5 ring burner) with extractor fan above, built in fridge, space for dishwasher, space for large American style fridge freezer, double plug sockets, part-tiling to walls, grey Amtico flooring, LED spotlights to ceiling, double radiator, uPVC double glazed window to rear elevation overlooking the lovely rear garden and uPVC double glazed window to side elevation.

Utility Room

8'3" x 4'9" (2.51m x 1.45m)
uPVC double glazed door to side elevation with opaque glass inserts, electric underfloor heating, double radiator, boiler, space for washer machine and space for dryer, sink with drainer and mixer tap, part tiling to walls, built in cupboards, centre ceiling light, grey Amtico flooring.

First Floor Landing

Spacious landing with carpet to floor, wooden balustrade unit, two centre ceiling lights, double radiator, plug sockets, storage cupboard, uPVC double glazed window to front elevation (with fitted plantation blinds/shutters).
Loft access with power and light housing tank for the central heating system which is pressurised, ensuring good pressurised showers in both bathrooms.

Master Bedroom

11'2" x 12'6" to wardrobe space (3.40m x 3.81m to wardrobe space)
uPVC double glazed window to front elevation (with fitted plantation blinds/shutters), fan ceiling light, carpet to floor. Fitted wardrobes with fitted overhead cupboards and fitted bedside cabinets and matching drawer units. Plug sockets, radiator.

En-Suite

8'9" x 3'2" (2.67m x 0.97m)
Double combi shower with glass door, low-level Wc, vanity sink unit with storage below. Chrome ladder style radiator/towel rail, LED ceiling spotlights, built in mirror with light, extractor fan, grey tiling to floor, grey tiling to floor, shaver socket, uPVC double glazed opaque window to side elevation.

Bedroom Two

13'7" x 9'4" to wardrobes (4.14m x 2.84m to wardrobes)
uPVC double glazed window to rear elevation, centre ceiling light fitting, carpet to floor. Built in wardrobes with overhead storage above, plinth with built in spotlights, built in matching drawer unit. Radiator, plug sockets, tv aerial point.

Bedroom Three

9'5" x 9'1" (2.87m x 2.77m)
uPVC double glazed window to rear elevation. Built in wardrobes with overhead cupboards, shelving unit and built in matching drawer units. TV aerial point, centre ceiling light, radiator, carpet to floor.

Bedroom Four

9'5 x 6'11" (2.87m x 2.11m)

uPVC double glazed window to rear elevation, centre ceiling light, carpet to floor. Fitted wardrobes, desk and drawer units. TV aerial point, radiator, plug sockets, centre ceiling light.

Family Bathroom

6'4" x 6'5" (1.93m x 1.96m)

Comprising double shower with glass screen and combi shower over, vanity sink unit with storage below, low level Wc flush. Electric underfloor heating, LED ceiling spotlights, UPVC double glazed opaque window to side elevation, grey tiling to floor. Built in cupboard with shelving, extractor fan, shaver socket, ladder style radiator/towel rail.

Double Garage

Large Double Garage with electric door, power and light.

External

Front: Laid mainly to lawn, borders stocked with a variety of flowers, mature plants and shrubs.

Rear: Laid mainly to lawn with fenced panelled boundaries and patio/entertaining area. The patio area of the garden has a mains, Wi-Fi controlled socket. The garden has a water irrigation system installed.

Tenure

We are informed by the Seller that the tenure of this property is

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.

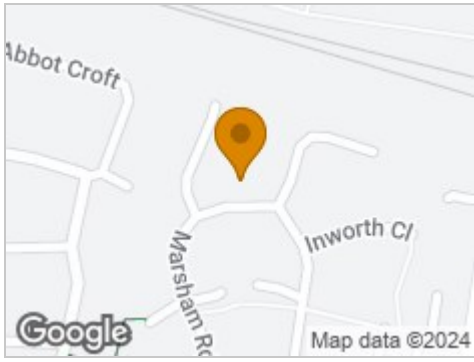
Disclaimer

All Properties

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Road Map



Hybrid Map



Terrain Map



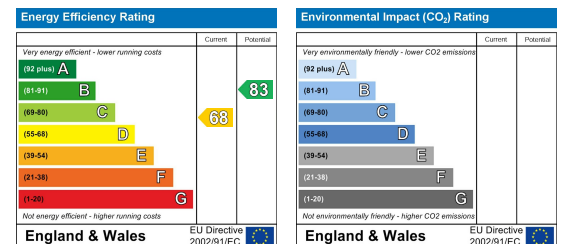
Floor Plan



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.