



10 Selbourne Close

Westhoughton, BL5 3UH

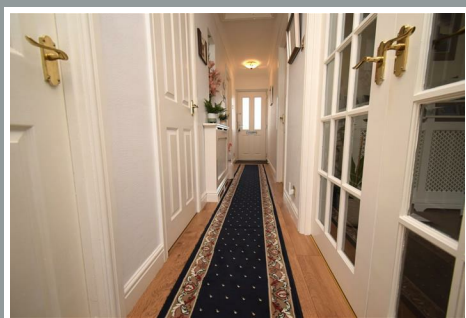
Offers in the region of £325,000



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Accommodation

Glazed panelled composite entrance door with twin double glazed opaque vision panel with leaded design into reception hallway.

Reception Hallway

Radiator, access to roof space, power point, timber panelled effect laminate flooring, cornice ceiling, twin ceiling light fittings, doors to lounge, bedrooms, kitchen, bathroom and cloaks cupboard with internal shelving. Please note the loft has hatchback has ladders which allows plenty of storage space.

Lounge

20'1"max x 16'6" max (6.12mmax x 5.03m max)
uPVC double glazed bi-folding doors to rear elevation and opening onto rear garden, contemporary marble fire surround with matching back and hearth and inset living flame gas fire, two radiators, cornice ceiling, twin ceiling light fittings, cable data outlet, telephone socket, power points, glazed panelled door through to dining room/3rd bedroom.

Dining Room/3rd Bedroom

16'11" x 7'11" (5.16m x 2.41m)
uPVC double glazed bay window to front elevation, radiator, power points, timber panelled effect laminate flooring, cornice ceiling, ceiling centre light fitting, cupboard housing the wall mounted gas combi central heating boiler.

Breakfast Kitchen

14'4" x 11'1" (4.37m x 3.38m)
Modern contemporary breakfast kitchen with modern high gloss fitted base and wall units with complimentary work tops and tiled splash backs to

walls, inset one and half bowl composite sink with contemporary mono-block mixer tap, integrated electric oven with inset induction hob with stainless steel chimney style extractor canopy over, integrated dishwasher, plumbed for auto washer, space for tumble dryer, housing for upright fridge freezer unit, under unit concealed lighting, inset ceiling spotlights, radiator, power points. uPVC double glazed window to rear elevation and uPVC sliding patio doors to rear elevation.

Master Bedroom (fitted)

12'11" x 9'11" including fitted units (3.94m x 3.02m including fitted units)
uPVC double glazed bay window to front elevation and uPVC double glazed window to side elevation. Range of modern fitted wardrobes with sliding mirrored doors and matching vanity drawer unit, matching headboard with side shelves (all withing room dimensions stated), inset ceiling spotlights, cornice ceiling, radiator, power points.

Bedroom Two

11'5" x 8'2" (3.48m x 2.49m)
uPVC double glazed bay window to front elevation, radiator, power points, ceiling light fitting.

Family Bathroom

Contemporary family bathroom with three-piece suite comprising panelled bath with mixer tap and over bath thermostatically controlled shower unit and hinged glazed shower screen, low level w.c. contemporary circular hand wash basin with mixer tap set to free standing unit with drawers below. Shaver socket, contemporary ladder rack/towel rail/radiator, inset ceiling spotlights, ceramic tiled floor and matching tiling to walls. uPVC double glazed opaque window to side elevation.

External

Front; Extensive garden frontage with imprinted concrete driveway allowing ample off road parking for several vehicles leading to canopied entrance door with courtesy light. Lawn and borders stocked with a variety of plants and shrubs.

Side One; Footpath through garden gate. Side Two; Garden shed with power and light. Access from both the front and rear.

Rear; Most pleasant enclosed private rear garden with Indian stone patio/entertaining areas and an additional raised decked patio area, garden shed and greenhouse. Borders stocked with a variety of trees, plants and shrubs, garden lighting and garden gate to rear elevation and allowing access to footpath to adjoining nature reserve, 13 amp power socket.

Council Tax

We understand the property is in council tax C band 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



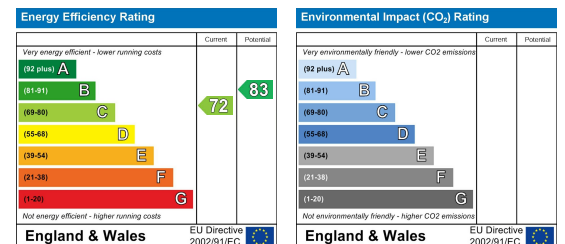
Floor Plan



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



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