



## 39 Lower Southfield

Westhoughton, BL5 2PN

Offers in the region of £160,000



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## Hallway

UPVc double glazed door to front of the property, newly fitted rustic oak wooden flooring, radiator, ceiling light point.

## Lounge

14'11" x 13'6" (4.55m x 4.11m)

UPVc double glazed window to the front of the property, newly fitted rustic oak wooden flooring, ceiling light point, television point, electric fire with beautiful stone effect surround, under stairs storage cupboard.

## Kitchen / Diner

14'11" x 8' (4.55m x 2.44m)

Spacious Kitchen/Diner fitted with a range of wall and base units in white with complimentary work surfaces, tiling to compliment, one and a half sink bowl stainless steel sink with mixer tap and drainer unit, radiator, built in electric oven and hob with extractor canopy over, breakfast bar, Worcester wall mounted combi boiler, space for fridge freezer, space for auto washer, white tiling to walls, grey tiling to floor, ceiling light point, French doors leading to the conservatory. UPVc double glazed window overlooking the conservatory.

## Conservatory

12'3" x 12'8" (3.73m x 3.86m)

Air conditioning unit installed to keep the conservatory cool in summer and warm in winter. French doors opening out to side elevation, plug sockets. Vaulted glass roof and glass panelled inserts to sides and rear elevations. Space to site dining table and chairs and conservatory furniture / settees as desired.

## Landing

Stairs leading to the first floor landing. Doors leading to bedrooms and bathroom. Spotlights to ceiling.

## Bedroom One

11'9" x 8'7" (3.58m x 2.62m)

UPVc double glazed window to the front of the property, laminate flooring, oak wood fitted wardrobes with matching bedside cabinets and drawer units, spotlights and radiator.

## Bedroom Two

9'11" x 8' (3.02m x 2.44m)

UPVc double glazed window to the rear of the property, radiator, spotlights, oak wood fitted wardrobes with matching bedside cabinets and drawer units, laminate flooring, plug sockets.

## Bedroom Three L Shape

7'9" x 6' (2.36m x 1.83m)

UPVc double glazed window to the front of the property, laminate flooring, radiator and storage cupboard. Loft access, the loft has a ladder and is boarded with power and light.

## Family Bathroom

5'11" x 6'2" (1.80m x 1.88m)

Fitted with a three-piece suite comprising bath with shower over and hinged glass shower screen, low level WC and wash hand basin, radiator and a UPVc double glazed window to the rear of the property.

## Externally

Front: To the front of the property is a garden area. Parking to the front of property.

Rear : To the rear of the property there is paving and gates side access, private outlook to rear.

Garage opposite the property.

### Garage

The garage is located opposite the property and has a up and over door access.

### Tenure

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

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 Band

We understand the property is in council tax band A this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://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.



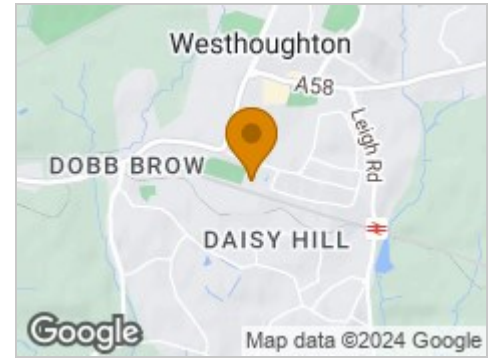
## Road Map



## Hybrid Map



## Terrain Map



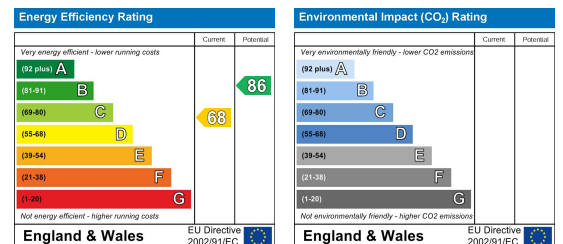
## Floor Plan



## 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.