



490 Leigh Road

Westhoughton, Bolton, BL5 2JX

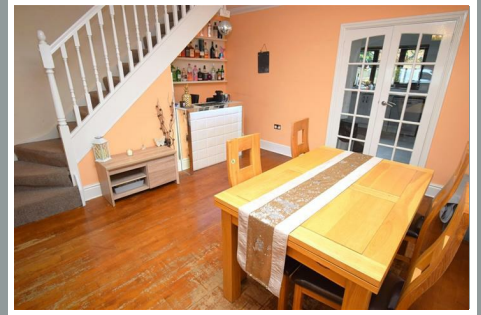
Offers in the region of £209,995



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Porch

3'8" x 2'5" (1.12m x 0.74m)

Double radiator, uPVC window, radiator, laminate flooring.

Through Lounge

14'7" x 13'7" (4.45m x 4.14m)

A spacious and light filled room with double glazed uPVC window to front elevation, beautiful wood burner, radiator, carpet to floor, original coving, ceiling light.

Dining Room

14'7" x 13' (4.45m x 3.96m)

uPVC Double glazed window, radiator, original floorboards, original coving, spotlights.

Bar Area with built-in Bar and lighting / power, great for entertaining!

Kitchen

14'7" x 11'6" (4.45m x 3.51m)

Modern Fitted Kitchen with wall and base units in white and complimentary work surfaces over, grey sink with drainer and mixer tap, Range cooker, space for washing machine, dryer, dishwasher and American style fridge/freezer. Tiling to floor, part tiled walls, spotlights, double glazed uPVC window and UPVc door to rear.

Landing

5'10" x 12'10" (1.78m x 3.91m)

Carpeted flooring, built-in storage cupboard housing boiler, ceiling light.

Bedroom One

14'7" x 13'8" (4.45m x 4.17m)

uPVC double glazed window to front elevation, radiator, carpet to floor, ceiling light, plenty of space to site bedroom furniture as desired.

Bedroom Two

14'7" x 11'7" (4.45m x 3.53m)

uPVC double glazed window to rear elevation, radiator, ceiling light, carpet to floor.

Bedroom Three

8'5" x 6'4" (2.57m x 1.93m)

uPVC double glazed window to side elevation, radiator, carpet to floor, original coving, ceiling light.

Family Bathroom

Three piece suite comprising low level Wc, panelled bath with mixer tap, single enclosure shower, semi-pedestal sink with mixer tap. Extractor fan, radiator, tiling to floor, part tiled walls, spotlights. uPVC double glazed opaque window to side elevation.

Externally

Gardens To Front and Rear.

Parking To Side of Property and On Road Parking.

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

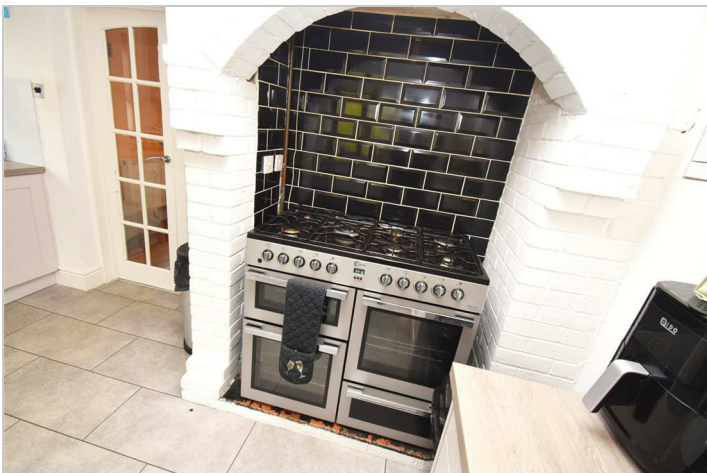
We understand the property is in council tax band A this information has been taken from Valuation Office Agency www.voa.gov.uk website.

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.



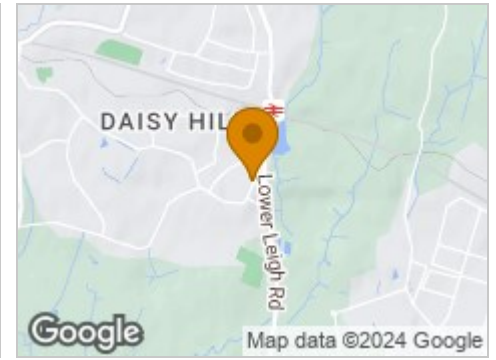
Road Map



Hybrid Map



Terrain Map



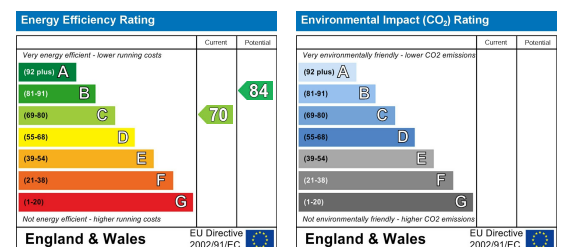
Floor Plan



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.