



## 16 Hydrangea Close

Westhoughton, BL5 2TF

**£249,900**

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## Ground Floor

uPVC double glazed composite door with glass panelled inserts leading to the entrance hallway.

## Entrance Hallway

15'7" x 3'6" (4.75m x 1.07m)

Spacious hallway with two centre ceiling light fittings, laminate flooring, double radiator, plug sockets.

## GF Cloaks

6'8" x 3'4" (2.03m x 1.02m)

uPVC double glazed opaque window to front elevation, centre ceiling light, laminate flooring, double radiator, low level Wc flush, pedestal sink unit with mixer tap, built in shelving for storage.

## Kitchen

15'1" x 7'1" (4.60m x 2.16m)

Modern kitchen fitted with a range of wall and base units in cream with complimentary work surfaces over, one and half bowl stainless steel sink unit with mixer tap, built in oven, four ring gas hob with stainless steel extractor fan above, integrated fridge freezer, space for under counter fridge and space for under counter freezer, space for dishwasher and space for washing machine, halogen ceiling spotlights, plug sockets, uPVC double glazed window to front elevation.

## Reception Two / Family Room

14'7" x 11'3" (4.45m x 3.43m)

uPVC double glazed window to rear elevation and french doors opening onto the rear garden with private outlook, TV aerial point, centre ceiling light, laminate flooring, double radiator, plug sockets, under stairs storage cupboard.

## Leading to First Floor

Carpet to stairs, white wooden spindled balustrade unit and hand rail.

## First Floor Landing

17'2" x 6'2" (5.23m x 1.88m)

uPVC double glazed window to front elevation. Double radiator, plug sockets, two centre ceiling lights, carpet to floor, cupboard for storage and housing hot water cylinder.

## Lounge / Reception One

14'7" x 11'3" (4.45m x 3.43m)

uPVC double glazed window to rear elevation. Juliette balcony overlooking views of rolling fields. Centre ceiling light, marble effect fire surround with electric fire, shelving to walls, plug sockets, carpet to floor.

## Bedroom Two (En-suite)

11'7" x 8'0" (3.53m x 2.44m)

uPVC double glazed window to front elevation, centre ceiling light, double radiator, plug sockets, carpet to floor, door leading to en-suite.

## En-suite

8'0" x 3'11" (2.44m x 1.19m)

LED ceiling spotlights, tiling to floor, partial tiling to walls, fully tiled shower cubicle with combi waterfall shower, low-level w.c. flush, pedestal sink unit with mixer tap. Medicine cabinet, double radiator.

## Leading to Second Floor

White balustrade unit with white spindles, carpet to stairs.

## Second Floor Landing

10'5" x 6'6" (3.18m x 1.98m)

Loft access, centre ceiling light, carpet to floor, double radiator, plug sockets.

## Master Bedroom

13'2" x 8'0" into wardrobe space (4.01m x 2.44m into wardrobe space)

uPVC double glazed window to rear elevation with beautiful views over rolling fields and farmland. Centre ceiling light fitting, carpet to floor, double radiator, plug sockets, tv aerial point, walk in wardrobes/dressing room (previously en-suite which could be converted back) with led spotlights and built in shelving and laminate flooring. Additional built-in double wardrobe.

## Bedroom Three

11'7" x 8'0" (3.53m x 2.44m)

uPVC double glazed window to front elevation, centre ceiling light, double radiator, plug sockets, tv aerial point, carpet to floor.

### Bedroom Four

8'3 x 6'7 (2.51m x 2.01m)

uPVC double glazed window to rear elevation overlooking the beautiful fields. Double radiator, centre ceiling light, carpet to floor, tv aerial point, plug sockets.

### Family Bathroom

6'9" x 6'6" (2.06m x 1.98m)

Comprising bath with separate hand held attachment, pedestal sink unit with mixer tap and low level w.c. flush, partial tiling to walls, double radiator, medicine cabinet. uPVC double glazed window to front elevation.

### External

To the front of the property is a small garden/stoned area. Allocated parking for two cars to the side of the property.

Private rear garden mainly laid to lawn with patio area and footpath leading to rear gated access. Lovely views over open farmland and countryside to the rear.

### Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (£250 PA)

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 C this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

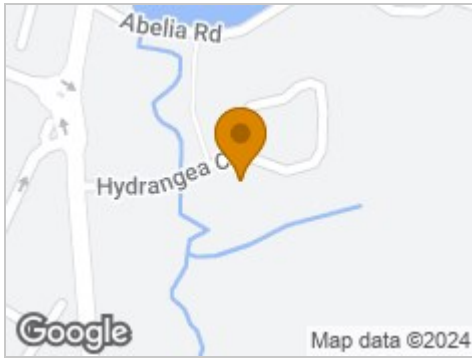
### Disclaimer

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.



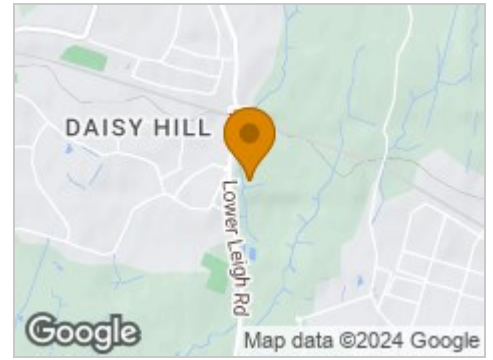
## Road Map



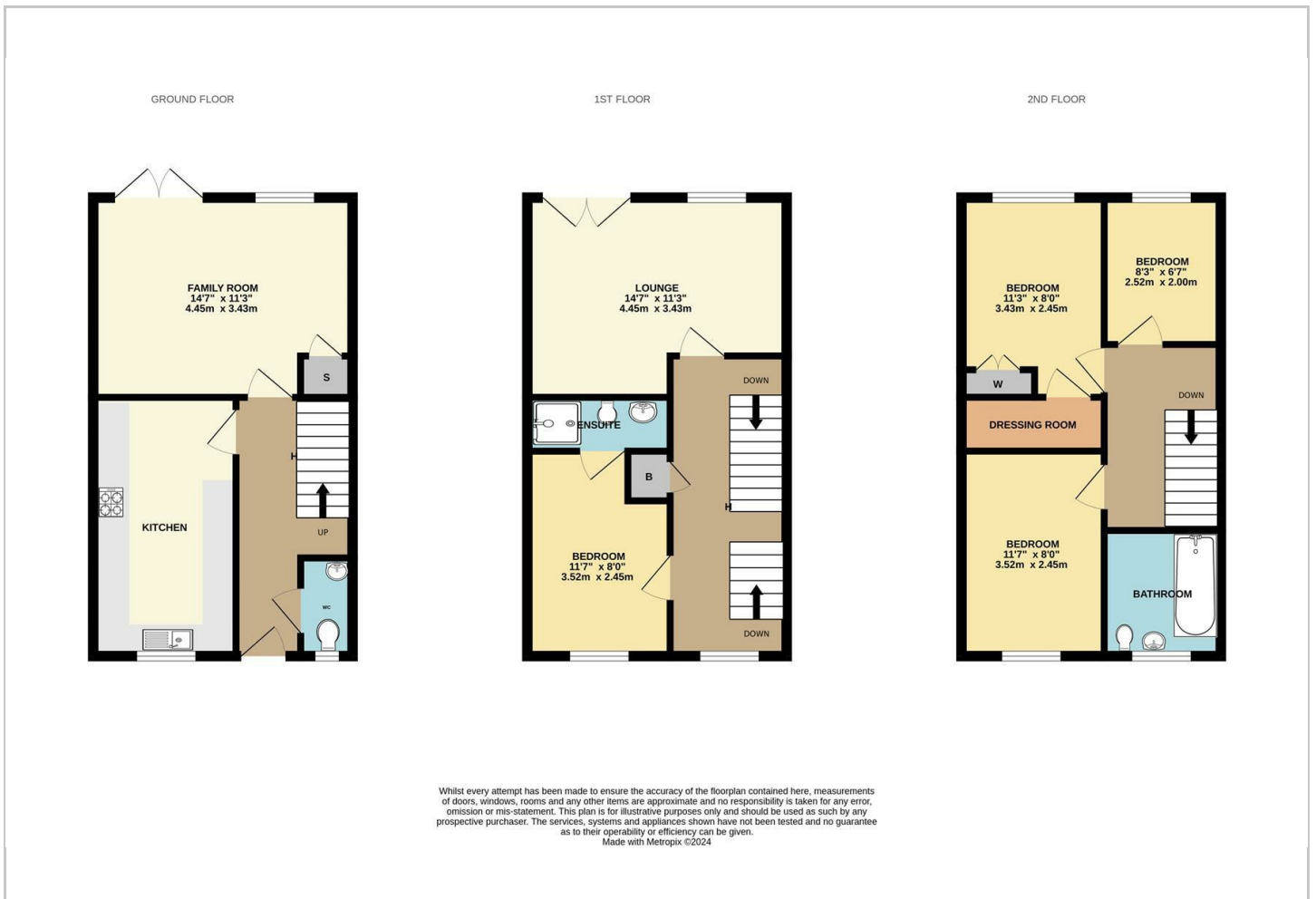
## Hybrid Map



## Terrain Map



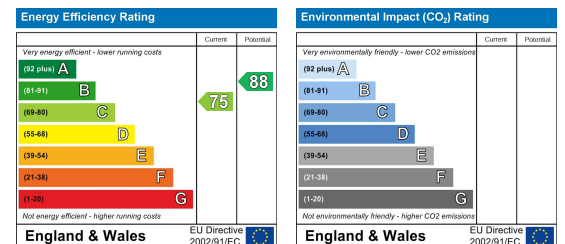
## Floor Plan



## 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.