



## ASHCROFT FOLD Chorley Road

Westhoughton, BL5 3YJ

**Offers in the region of £415,000**



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## Entrance Hallway

A large and stunning entrance hallway with composite door with feature glass flooding lots of natural light in, beautiful polished porcelain tiled floor with under floor heating, spotlights, neutral decor, stairs leading to first floor.

## Lounge

12'7 x 13'5 (3.84m x 4.09m)

Light and spacious room with double glazed bay window to the front aspect, inset spotlights, tv point fitted, carpeted with under floor heating.

## Downstairs Bedroom

12'2 x 13'5 (3.71m x 4.09m)

Good size double bedroom served by walk in wardrobe and en-suite. Double glazed bay window to front aspect. inset spotlights, tv point, carpeted with under floor heating.

## Downstairs En-suite

8'8 x 3'2 (2.64m x 0.97m)

Beautiful en-suite comprising of; low level w.c. hand wash basin into vanity unit, shower cubicle with black power shower and glass sliding door. double glazed window to side aspect, porcelain tiled walls with matching flooring.

## Walk-in Wardrobe

3'4 x 4'4 (1.02m x 1.32m)

Spotlight, carpeted.

## Open Plan Living Kitchen

34'2 x 10'10 (10.41m x 3.30m)

This room has definitely got the WOW factor as you walk in with double glazed bi folding doors opening onto the rear patio/garden. With a range of ultra modern wall and base units with granite worktops, integrated appliances include; Built in eye level oven, microwave, dishwasher, fridge/freezer, induction hob with extractor fan over. Double glazed window to rear aspect, under mount sink, splashbacks, spotlights, ample room for dining and family

area to sit and relax with tv point, beautiful polished floor with under floor heating.

## Walk-in Pantry

2'11 x 3'4 (0.89m x 1.02m)

Spotlight, tiled flooring.

## Utility Room

10'8 x 4'10 (3.25m x 1.47m)

Great size utility room with plumbing for washing machine and space for dryer, worktop fitted with a range of fitted cupboards, spotlights, double glazed door to side aspect, beautiful polished tiled floor with under floor heating.

## Landing

Carpeted landing with storage cupboard, spotlights, contemporary bannister and balustrade.

## Master Bedroom

11'2 x 10'4 (3.40m x 3.15m)

Great size master bedroom served by en-suite and walk in dressing room area, double glazed window to rear aspect, spotlights, tv point, fitted carpet.

## Walk In Dressing Room

9'9 x 7'2 (2.97m x 2.18m)

Double glazed velux window to front aspect, bespoke fitted wardrobes and drawers, spotlights, carpeted.

## En-suite to Master Bedroom

6'0 x 6'1 (1.83m x 1.85m)

Beautiful en-suite comprising of; Low level WC, hand wash basin into vanity unit, shower cubicle with black power shower and glass sliding door, central heating, radiator. Porcelain tiled walls with matching flooring.

## Bedroom 3

11'2 x 10'4 (3.40m x 3.15m)

Double glazed window to rear aspect which is not overlooked, bespoke fitted wardrobes and drawer, neutral decor, spotlights, central heating, carpeted.



### Family Bathroom

6'3 x 7'2 (1.91m x 2.18m)

Beautiful family bathroom comprising of; Low level WC and hand wash basin into vanity unit, free standing bath, LED mirror, heated towel rail. Neutral decor, spotlights. Double glazed window to rear aspect, porcelain tiled walls with matching flooring.

### Bedroom 4

8'11 x 13'9 (2.72m x 4.19m)

Double glazed velux window to front aspect, neutral decor, spotlights, tv point, fitted carpet.

### Garden

To front of the property can be found a double driveway with electric car charging point. To the rear can be found a great size low maintenance garden which is fenced around for privacy.

### Parking - Driveway

Double driveway with electric charging point.

### TENURE

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

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.

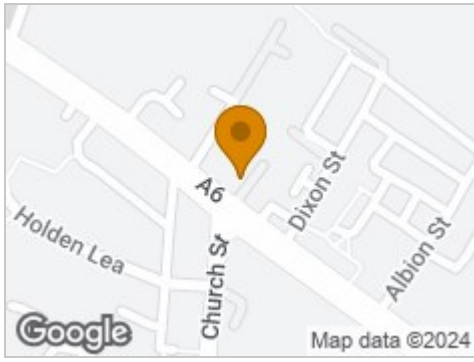
### Disclaimer

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



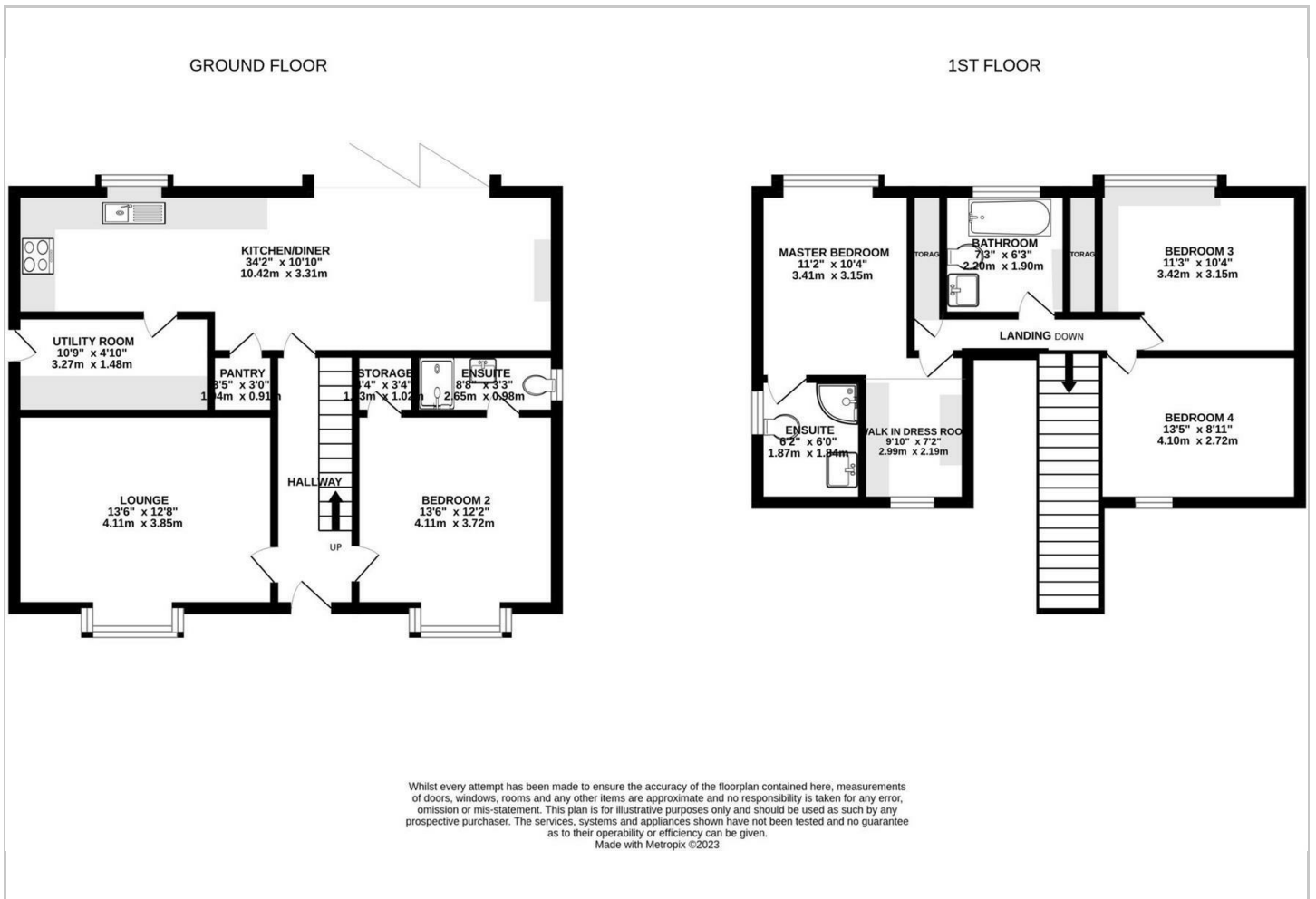
## Hybrid Map



## Terrain Map



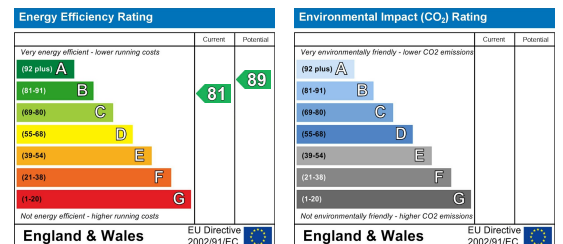
## Floor Plan



## 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.