



31 Lower Southfield

Westhoughton, BL5 2PN

Offers in the region of £154,950



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Ground Floor

Entering through the uPVC front entrance door with glass patterned obscured insert.

Entrance Hallway

Cupboard housing utility meters, centre ceiling light fitting, carpet to floor, stairs leading up to first floor.

Lounge

15'0 x 13'6 (4.57m x 4.11m)

uPVC double glazed window to front elevation, carpet to floor, centre ceiling light, Adam style wooden fire surround with marble back and hearth, gas fire. TV aerial point, coving, double radiator, plug sockets.

Kitchen / Diner

15'0 x 7'10 (4.57m x 2.39m)

The Modern Kitchen is Fitted with a range of beige wall and base units with complimentary work surfaces over, stainless steel one and half bowl sink unit with mixer tap, four ring gas hob with extractor fan above, partial tiling to walls, built in oven, integrated dishwasher, integrated fridge freezer, space for auto washer, plug sockets, space to site dining table and chairs, double radiator, coving, uPVC double glazed window to rear elevation overlooking the private rear garden, patio doors leading to beautiful south west facing rear garden.

Stairs leading to landing

8' x 5'10" (2.44m x 1.78m)

Carpet to stairs, white wooden handrail. Double radiator, loft access, plug sockets.

Master Bedroom

11'5 x 8'10 (3.48m x 2.69m)

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

Bedroom Two

9'11" x 8'10" (3.02m' x 2.69m)

uPVC double glazed window to rear elevation with beautiful private outlook. Centre ceiling light, double radiator, laminate flooring. space to site bedroom furniture as desired, plug sockets.

Bedroom Three

7'9 x 5'10 (2.36m x 1.78m)

L-shaped room with uPVC double glazed window to front elevation, double radiator, centre ceiling light, laminate flooring. Cupboard housing Worcester combination boiler (serviced annually). Space to site bedroom furniture as desired.

Family Bathroom

5'10 x 5'4 (1.78m x 1.63m)

Three piece suite comprising Bath with rainfall AQUAS shower over and separate hand held attachment, low-level w.c. flush, vanity sink unit with storage below, uPVC double glazed opaque window to rear elevation. Partial tiling to walls, LED ceiling spotlights, laminate flooring, chrome radiator.

Front Garden

Mainly laid to lawn with footpath leading to front entrance door.

Rear Garden

Beautiful South West facing paved rear garden with fenced panelled boundaries, garden shed, gated

rear access.

Detached Garage situated on separate plot.

Garage

Detached Single Garage with up and over door.

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 this information has been taken from Valuation Office Agency www.voa.gov.uk website.

Disclaimer

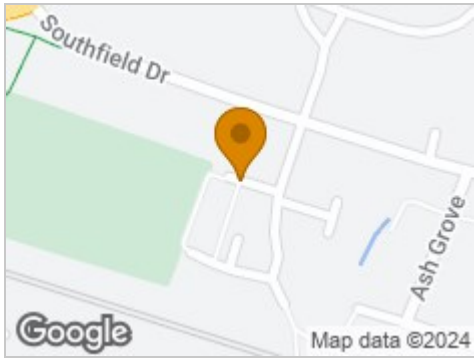
All Properties

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



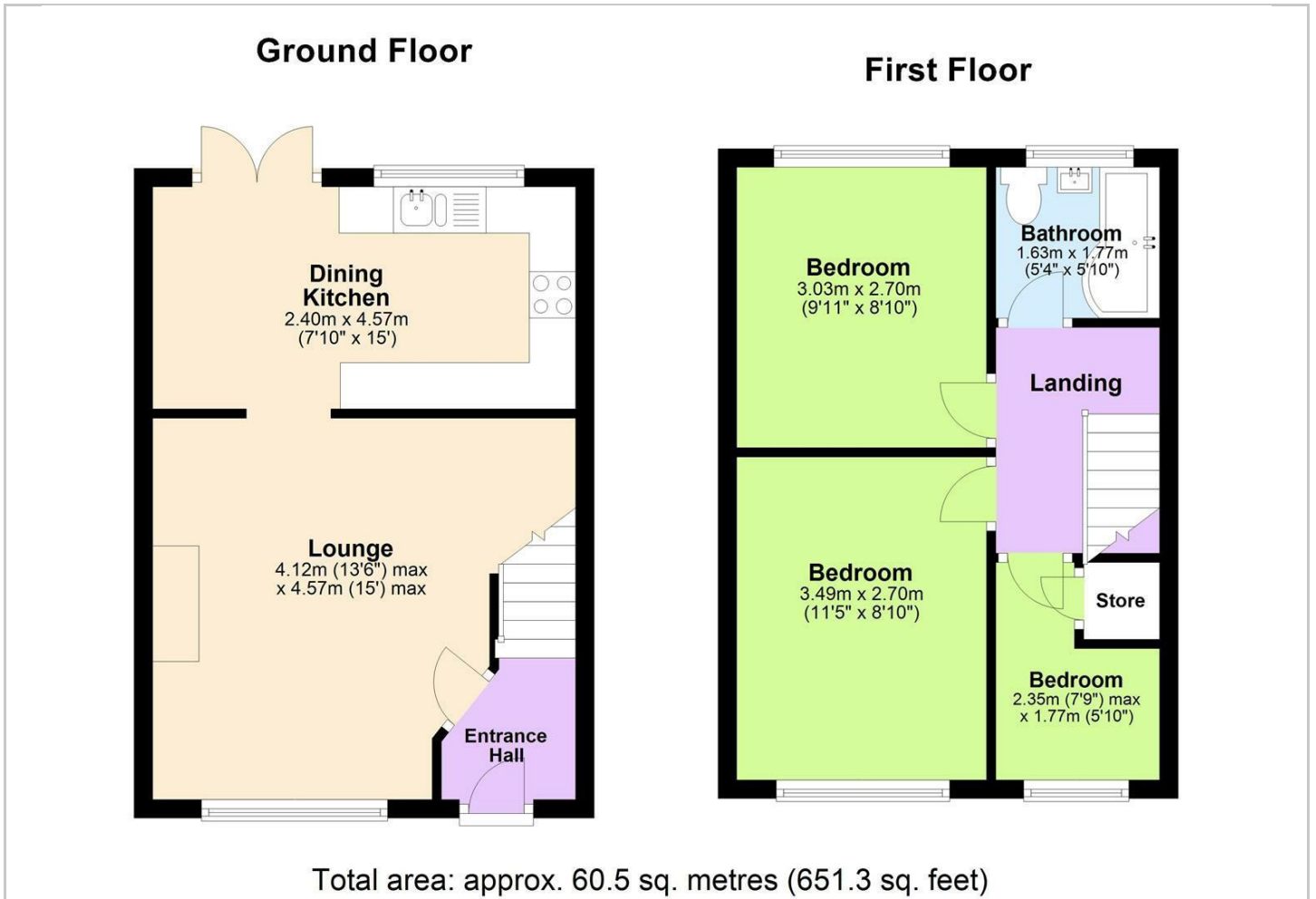
Hybrid Map



Terrain Map



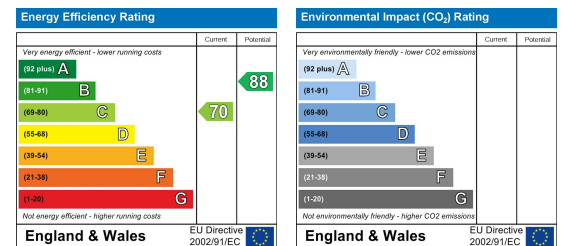
Floor Plan



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.