



350 Chorley Road

Westhoughton, Bolton, BL5 3NS

Offers in the region of £189,950



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Accommodation comprises

Entering through composite door into Lounge

Lounge

14'5" x 13'11" (4.39m x 4.24m)
uPVC double glazed window to front elevation, radiator, door to dining kitchen.

Dining Kitchen

14'2" x 8'10" (4.32m x 2.69m)
Fitted with a range of wall and base units, space for fridge and freezer. Door to understairs storage cupboard, door to inner hall/utility.

Inner Hallway/Utility

7'11" x 5'8" (2.41m x 1.73m)
uPVC double glazed window and composite door to rear garden, tiled flooring, wall mounted gas boiler, plumed for auto washer, door to bathroom.

Ground Floor Bathroom

8'2" x 5'8" (2.49m x 1.73m)
Comprising panelled bath with electric shower over, hand wash basin and low level w.c. Radiator, uPVC double glazed window to rear elevation.

Stairs Landing

Doors to both bedrooms and w.c. Loft access which is fully insulated and has power.

Bedroom One

14'5" x 14'0" (4.39m x 4.27m)
uPVC double glazed window to front aspect, radiator.

Bedroom Two

10'1" x 9'0" (3.07m x 2.74m)
uPVC double glazed window to rear elevation, radiator, large built in storage cupboard.

Rear Garden

Larger than average private rear garden laid mainly to law with open aspect.

Garage

Single garage with private off road parking, gate to side allowing access to a good size plot of land.

Additional Land

Generous plot of land laid mainly to lawn. Stunning views of farmland, Rivington and beyond.

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (850 years remaining) £1.12 per annum

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

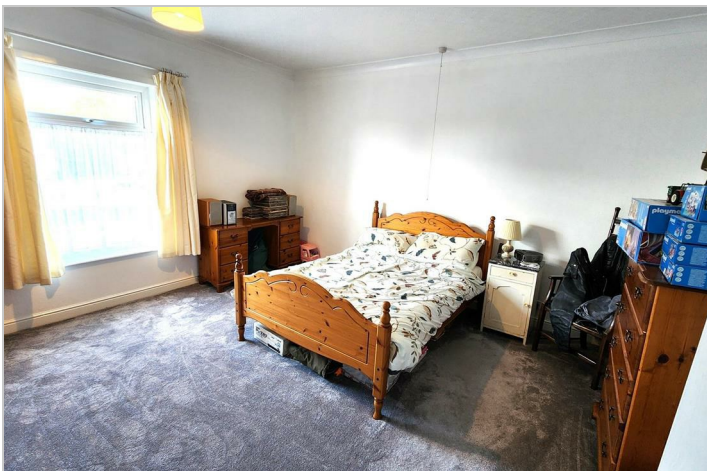
We understand the property is in council tax band A this information has been taken from Valuation Office Agency www.voa.gov.uk website.

Disclaimer

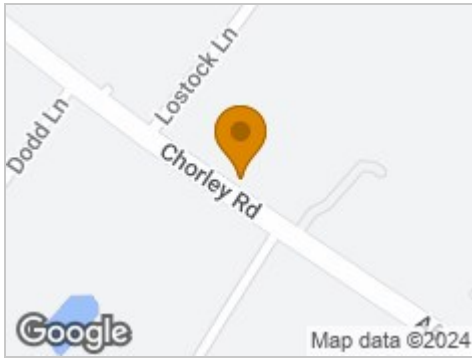
All Properties

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



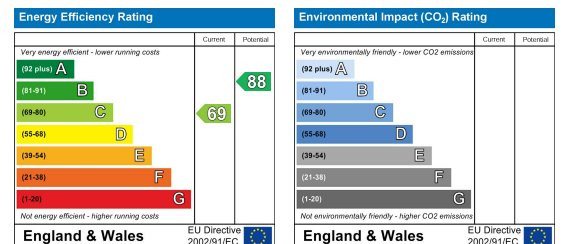
Floor Plan



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.