



## 45 Wharfedale

Westhoughton, BL5 3DP

Offers in the region of £190,000



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## Ground Floor

Enter through the uPVC double glazed door with glass patterned opaque inserts into the lounge.

## Lounge

13'8" x 11'4" (4.17m x 3.45m)

Light filled spacious lounge, uPVC double glazed window to front elevation, centre ceiling rose, carpet to floor, plug sockets, tv aerial point, coving, stairs leading to first floor, two double radiators.

## Kitchen

11'7" x 7'1" (3.53m x 2.16m)

Fitted with a range of wall and base units in white with complimentary work surfaces over, stainless steel sink with mixer tap, gas hob with built in oven and extractor fan above, space for fridge freezer, space for washing machine, space for dishwasher, partial tiling to walls, ceiling spotlights, vinyl flooring, plug sockets, double radiator, uPVC double glazed window to rear elevation overlooking the beautiful private rear garden, uPVC double glazed door with glass insert to rear elevation.

## First Floor Landing

Carpet to stairs, white wooden balustrade unit with wooden hand rail. Carpet to landing, loft access.

## Bedroom One

11'4" x 11'0" (3.45m x 3.35m)

uPVC double glazed window to front elevation, carpet to floor, ceiling spotlights, double radiator, built in cupboard housing combi boiler, coving. Built in double wardrobe, space to site further bedroom furniture as desired.

## Bedroom Two

9'8" x 5'4" (2.95m x 1.63m)

uPVC double glazed window to rear elevation, carpet to floor, centre ceiling light, radiator, plug socket, coving.

## Family Bathroom

6'3" x 5'8" (1.91m x 1.73m)

Comprising shower cubicle with Triton electric shower and hand held shower attachment, pedestal sink unit with mixer tap, low level w.c flush. Double radiator and chrome radiator, ceiling spotlights, vinyl flooring, uPVC double glazed opaque window to rear elevation

## Externally

### Front

Garden mainly laid to lawn with flowers and shrubs to borders and mature trees.

Large driveway to the front allowing off road parking for two vehicles.

### Rear

The property enjoys a good size private rear garden laid mainly to lawn with pebbled borders stocked with trees and shrubs. Patio Area. Gated Side Access.

Fenced panelled boundaries.

Please note advised by vendor all windows and doors are newly installed.

## Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (955 year remaining)

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

Council Tax

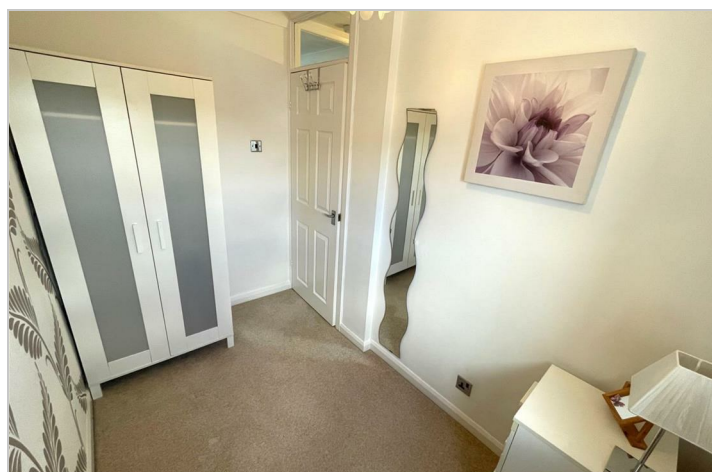
We understand the property is in council tax band A this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

### 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



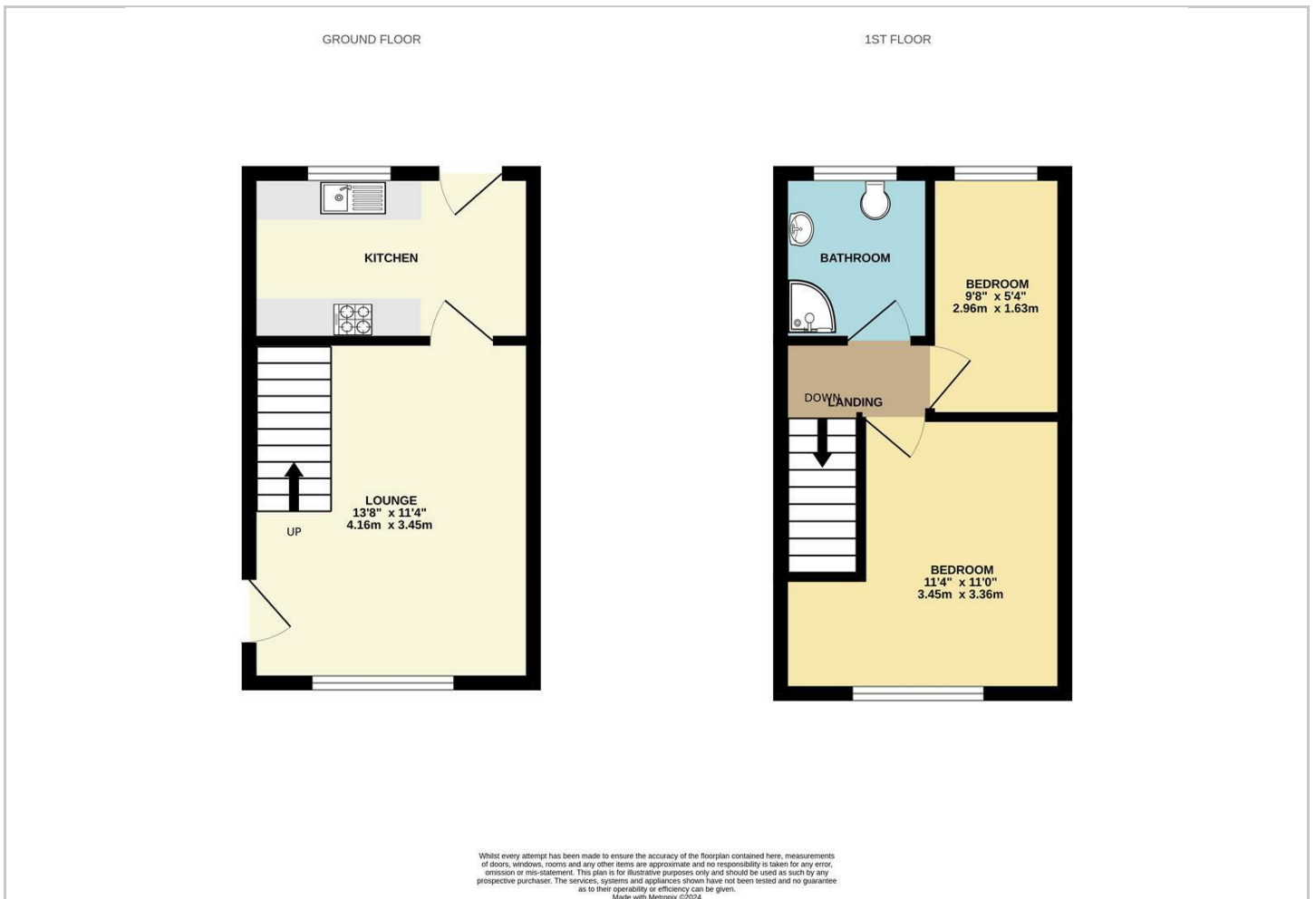
## Hybrid Map



## Terrain Map



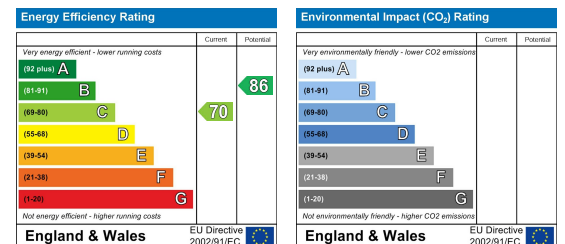
## Floor Plan



## 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.