



## 1 Montfort Close

Westhoughton, BL5 2SG

**Offers over £320,000**



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## Entrance

UPVC double glazed newly installed rock door leading to hallway.

## Hallway

Porcelain Tiles to floor, grey modern radiator, coving, Hive device, centre ceiling light, doors leading to lounge and kitchen. Stairs to first floor.

## Lounge

17'11" x 11'9" (5.46m x 3.58m)

UPVC double glazed window to front aspect, solid wood flooring, electric living flame effect fire in modern surround, centre ceiling light, plug sockets, double radiator, plug sockets, TV aerial point. Double doors leading to Orangery.

## Breakfast Kitchen

19'11" x 10'3" (6.07m x 3.12m)

UPVC double glazed windows to front and side elevations. Newly fitted Wren 'Infinity Plus' Kitchen with a range of soft closing wall and base units in 'Shaker Frost Dust Grey Matt' with complimentary Granite work surfaces, integrated appliances including (fridge/freezer, dishwasher, washing machine, wine cooler, bins). Range SMEG Cooker and extractor fan above, cupboard housing combi boiler, under cupboard lighting, chrome down lights, LED spotlights to ceiling, Porcelain floor tiles, double radiator, pop-up speaker/plug/usb stand, TV aerial point, plug sockets. Breakfast bar and stools.

## Orangery

10'1" x 9'5" (3.07m x 2.87m)

Beautiful Orangery overlooking the rear garden. Solid wood flooring. UPVC patio doors leading to garden, centre ceiling light, plug sockets,

## Side Vestibule

UPVC double glazed door to side elevation, tiling to floor, centre ceiling light, plug sockets, understairs storage cupboard (large enough to convert to downstairs w.c).

## Stairs/Landing

UPVC double glazed window to side elevation, plug socket, built-in storage cupboard, radiator.

## Master Bedroom

12'5" x 11'9" (3.78m x 3.58m)

UPVC double glazed window to front elevation, radiator and fitted wardrobes. Centre ceiling light, plug sockets, door leading to en-suite.

## En-Suite

8'4" x 5'2" (2.54m x 1.57m)

UPVC double glazed window to front elevation, tiling to floor, tiled walls, ceiling mounted extractor fan and shaver point, LED spotlights to ceiling. Three-piece suite to include; enclosed shower cubicle with combi rainfall shower head and separate hand held shower attachment, low level Wc, hand wash basin to vanity unit.

## Bedroom Two

12'0 x 10'3 (3.66m x 3.12m)

Further double bedroom with UPVC double glazed window to front aspect, radiator, centre ceiling light, plug sockets, loft access.

## Bedroom Three

7'8 x 7'3 (2.34m x 2.21m)

UPVC double glazed window to rear aspect, grey radiator, fitted wardrobes, centre ceiling light, plug sockets, Tv aerial.

## Family Bathroom

6'7" x 6'3" (2.01m x 1.91m)

Three price bathroom suite comprising; bath with combi shower over with rainfall shower head and separate hand held attachment, low level wc and vanity sink unit with cupboards under. - UPVC double glazed window to side elevation, wall mounted extractor fan tiling to floor, tiling to walls.

### External Front

Driveway for off road parking, leading to a Detached Garage.

Garden mainly laid to lawn to the side with mature trees and shrubs.

There are two wooden gates to either side of the property allowing access to the rear gardens

### External Rear

Enclosed fenced wrap around garden laid mainly to lawn with paved patio area and borders containing an abundance of mature shrubs and plants.

### 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 Band

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

### Disclaimer

All Properties

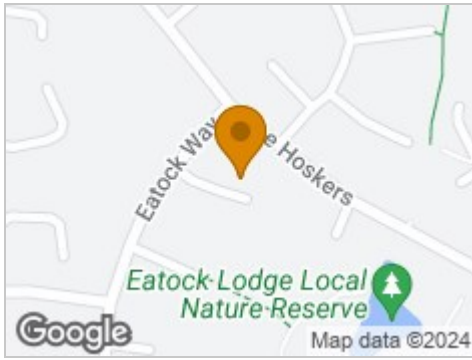
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### Floorplan

To follow



## Road Map



## Hybrid Map



## Terrain Map



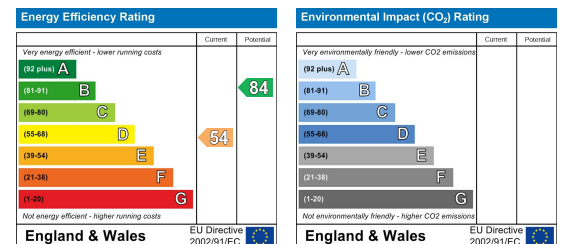
## Floor Plan



## 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



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