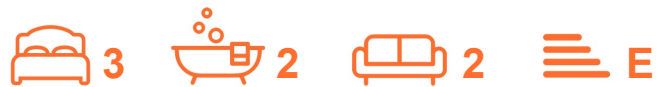




## 1 Montfort Close

Westhoughton, BL5 2SG

**Offers over £300,000**



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## Entrance

UPVC double glazed newly installed rock door leading to hallway.

## Entrance 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,

## Rear Vestibule

UPVC double glazed door to rear 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 rear with mature trees and shrubs. Paving to the side for additional patio seating area.

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

### External Rear

Gardens to Side and Rear mainly 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

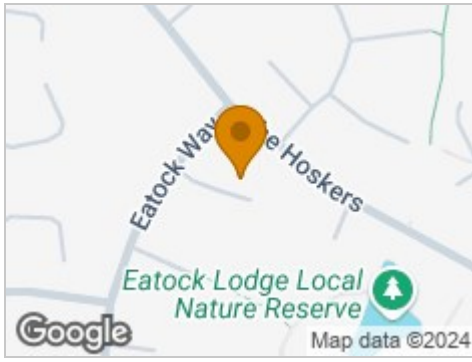
All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working 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.

### Floorplan

To follow



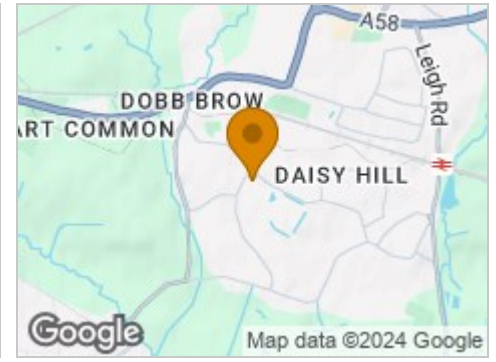
## Road Map



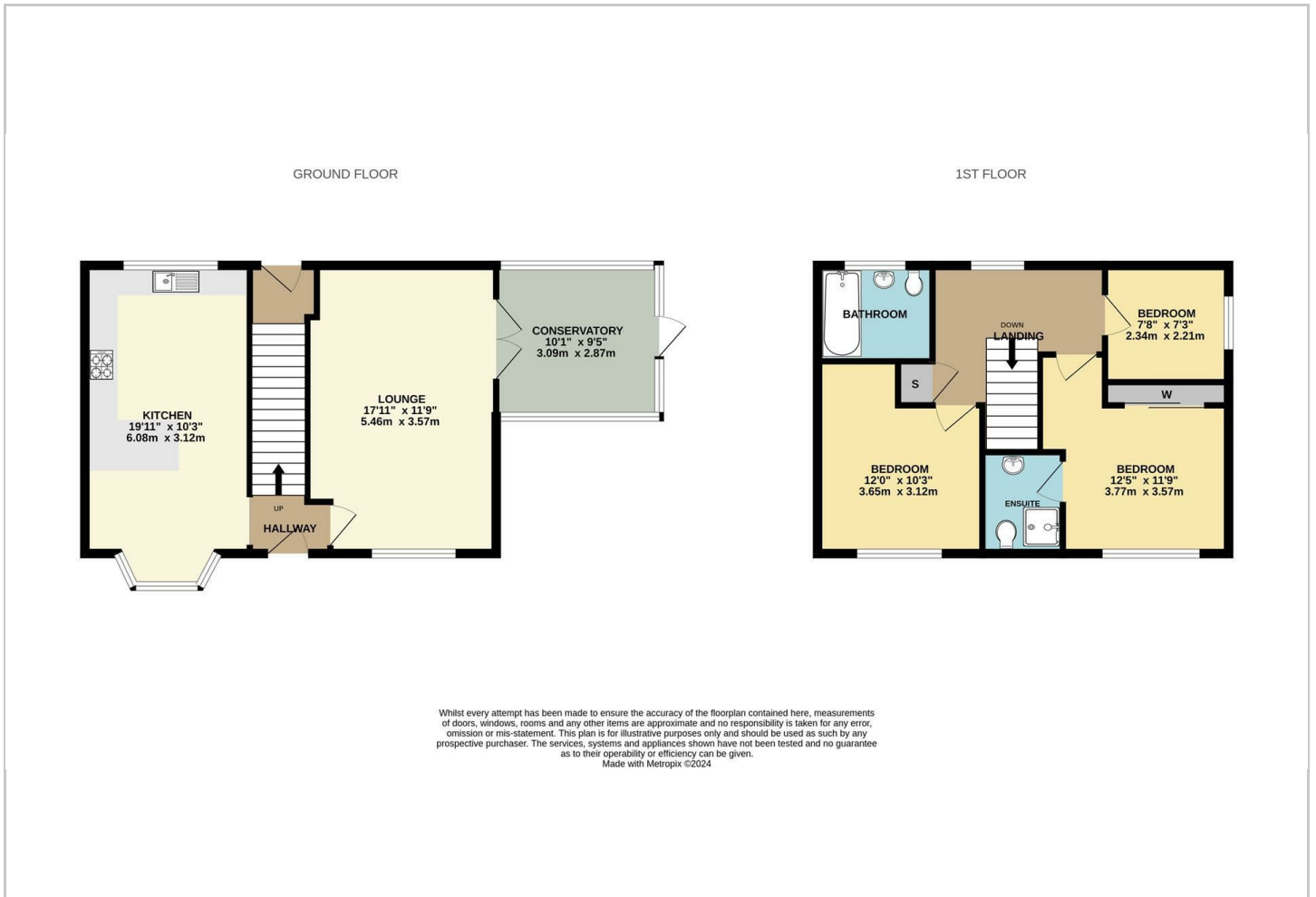
## Hybrid Map



## Terrain Map



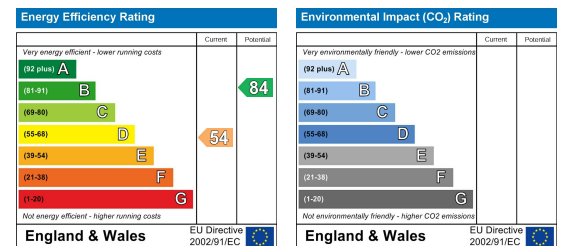
## Floor Plan



## 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



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.