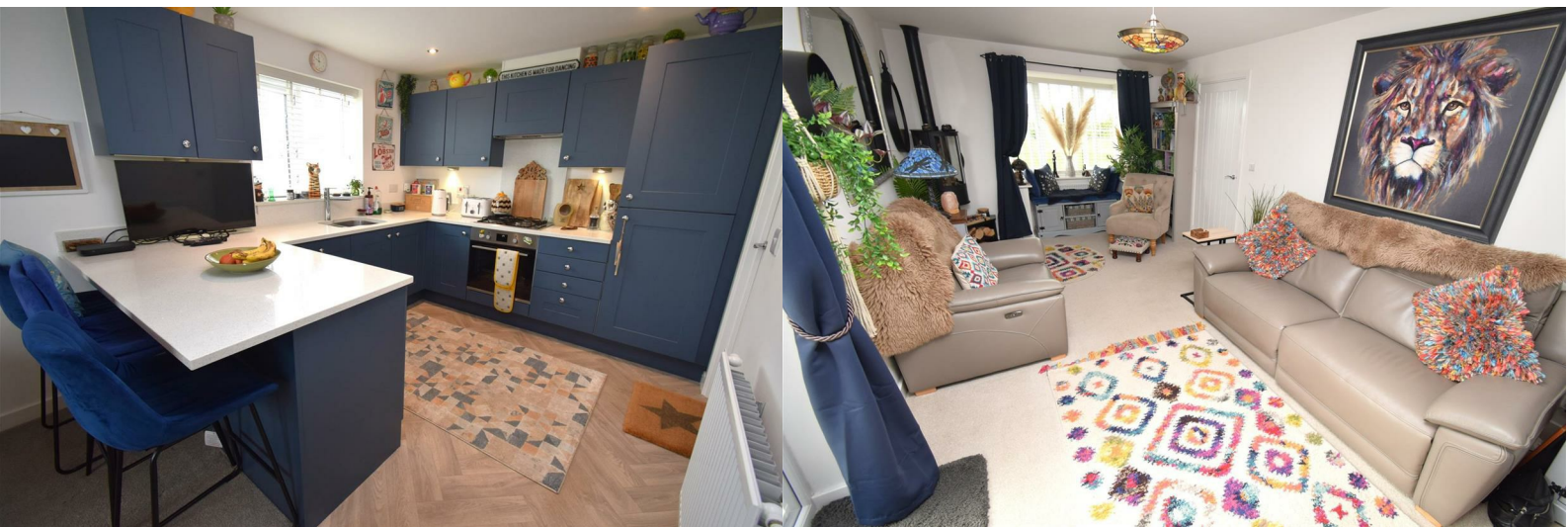




## 73 Chequerbent Green

Westhoughton, BL5 3WE

**£335,000**





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## Entrance Hallway

Enter via the UPVC double glazed door to the welcoming entrance hallway.

## Lounge

18'3" x 10'2" (5.56m x 3.10m)

UPVc French doors to rear elevation leading to the beautiful private rear garden, UPVc window to front elevation, TV aerial point, plug sockets, radiator, carpet to floor.

## Kitchen /Dining / Family Area

18'3" x 9'4" (5.56m x 2.84m)

Three UPVc windows to sides and front, fitted wall and base units in blue with complimentary work surfaces over, breakfast bar, gas hob, double oven, integrated fridge freezer, dishwasher, TV aerial point, plug sockets, radiator, Karndean flooring. Separate Dining and Sitting Area for the Family, ideal space for Entertaining.

## Utility Room

Plumbed for washing machine, wall and base units with complimentary work surface over, radiator, karndean flooring, cupboard housing combi boiler, UPVc door to side elevation.

## Downstairs WC

Low level Wc flush, sink, tiling to floor, karndean flooring, radiator.

## Bedroom One

18'3" x 10'3" (5.56m x 3.12m)

UPVc window to rear elevation, fitted wardrobes within dressing area, carpet to floor, radiator, centre ceiling light, plug sockets.

## En-Suite

Double shower cubicle with combi shower, low level Wc, sink, radiator, tiling to floor, karndean flooring, UPVc window obscured to front elevation.

## Bedroom Two

10'6" x 8'3" (3.20m x 2.51m)

UPVc windows to side and front elevations, fitted wardrobes, radiator, carpet to floor, centre ceiling light, plug sockets.

## Bedroom Three

9'1" x 7'5" (2.77m x 2.26m)

UPVc window to side elevation, fitted wardrobes, carpet to floor, radiator, centre ceiling light, plug sockets.

## Family Bathroom

Bath with combi shower over and separate hand held attachment, low level Wc flush, sink, tiling to floor, karndean flooring, radiator, window obscured to front elevation.

## Externally

Front Garden

Lawned with mature trees, shrubs and flowers to borders, large driveway.

Rear Garden

Private Rear Garden with lawn, Indian stone and patio area, gated side access, garage door access, fenced panelled boundaries.

## Driveway

For two/three vehicles

## Detached Garage

With power and light, up & over door.

## Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD

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

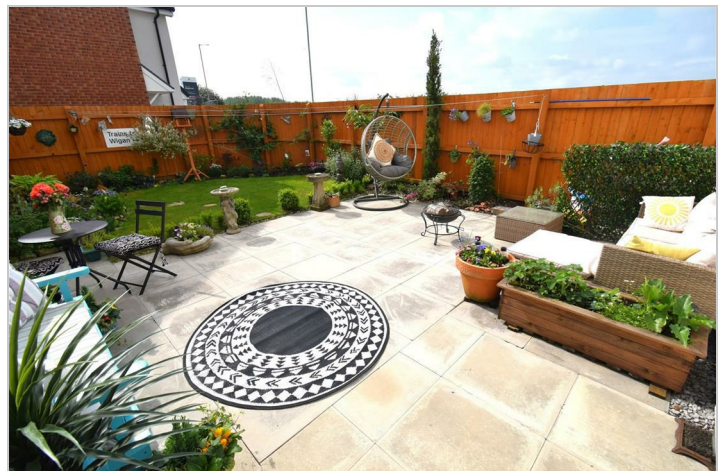
We understand the property is in council tax band D this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

## 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.



## Road Map



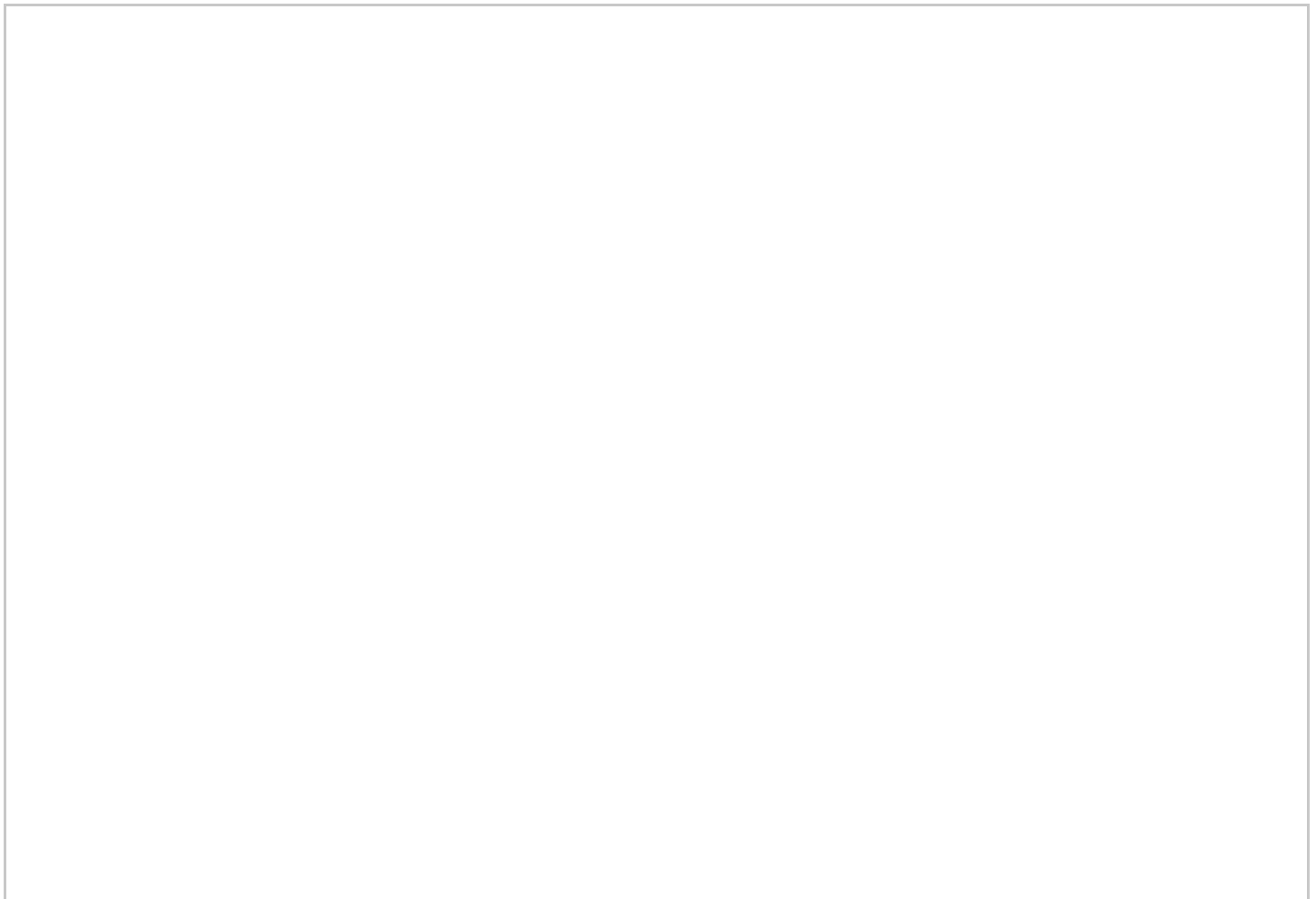
## Hybrid Map



## Terrain Map



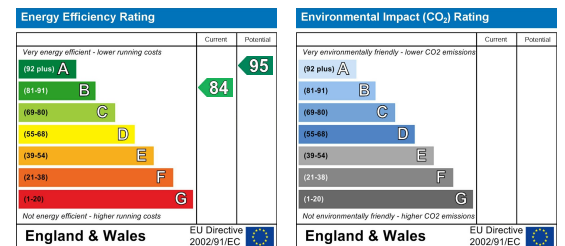
## Floor Plan



## 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.