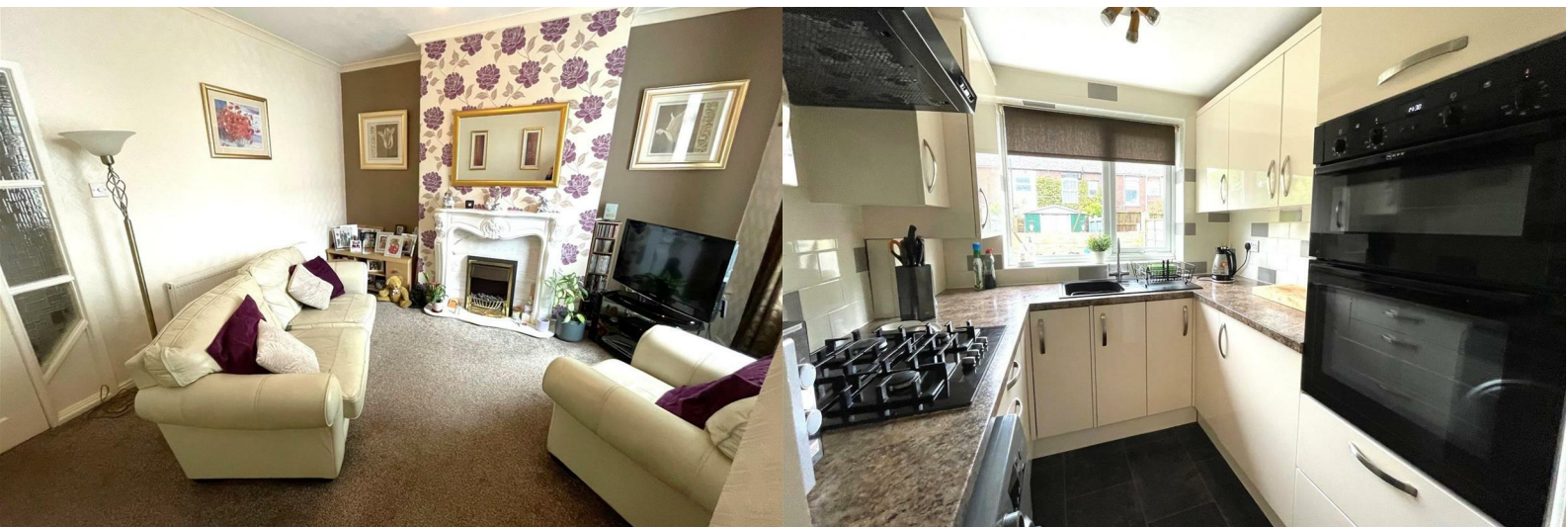




## 6 Tithe Barn Street

Westhoughton, BL5 3TF

Offers in the region of £163,000



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## Ground Floor

Entering through the front entrance door into vestibule/porch.

### Vestibule/Porch

Carpet to floor and centre ceiling light with internal door leading to the lounge/reception one.

### Reception Room One

14'1" x 14'0" (4.29m x 4.27m)

uPVC double glazed window to front elevation, Adam style marble effect fire surround with marble back and hearth and electric fire, coving, double radiator, carpet to floor, plug sockets, cupboards housing meters, tv aerial point, centre ceiling light.

### Reception Room Two

14'0" x 11'0" (4.27m x 3.35m)

Great Size Family Room / Dining Room with space to site dining table and chairs and settees. Door leading to rear garden, carpet to floor, coving, centre ceiling light, double radiator, under stairs storage with shelving and space to site additional freezer. Door leading into kitchen.

### Kitchen (Extension)

8'6" x 6' (2.59m x 1.83m)

Modern fitted kitchen with a range of wall and base units (soft closing doors) with complimentary work surfaces over, stainless steel sink with mixer tap and drainer, four ring gas hob with extractor fan above, Neff oven and grill, tiling to walls, space to site washing machine, built in under unit fridge, drawer unit, cupboard housing Worcester combination boiler (serviced regular), centre ceiling light, grey flooring. uPVC double glazed window overlooking the beautiful rear garden.

## First Floor Landing

8'6" x 7'4" (2.59m x 2.24m )

Split-level landing with carpet to stairs and wooden handrail, centre ceiling light, plug sockets. Loft access via loft ladder and informed by vendor the loft is fully boarded and has power and light. The loft has been used previously as an additional room / gym.

### Bedroom One

14'0" x 11'1" (4.27m x 3.38m)

Larger than average master bedroom with plenty of light, uPVC double glazed window to front elevation, centre ceiling light, carpet to floor, double radiator, plug sockets, fitted wardrobes and space to site further bedroom furniture as desired.

### Bedroom Two

10'9" x 8'3" to widest point (3.28m x 2.51m to widest point)

uPVC double glazed window to rear elevation, double radiator, built in wardrobe with shelving and built in drawer unit, centre ceiling light, carpet to floor, plug sockets.

### Bedroom Three

8'1" x 7'9" (2.46m x 2.36m)

Further good sized bedroom. uPVC double glazed window to rear elevation, double radiator, carpet to floor, centre ceiling light. Fitted wardrobes, plug sockets.

### Large Family Bathroom

8' x 7' (2.44m x 2.13m)

Three piece suite comprising bath with combi shower over and shower screen, low-level w.c. flush, pedestal sink. Fully tiled walls, vent, light grey

flooring, cupboard with shelves for storage, spotlights to ceiling.

### Externally

Front: Garden fronted laid mainly to flag with dwarf wall boundary.

Rear: Lovely rear paved garden area with patio area ideal for entertaining. Additional land / communal garden space with shed.

### 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.

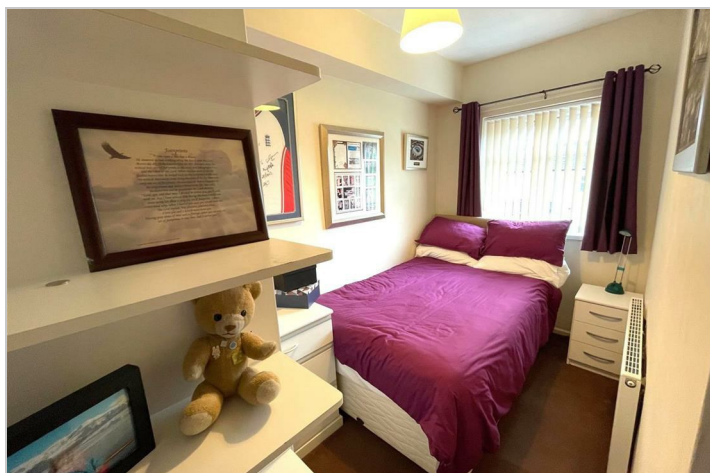
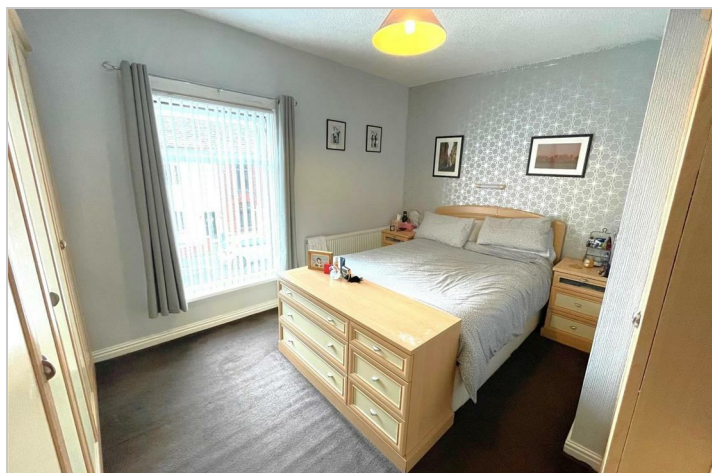
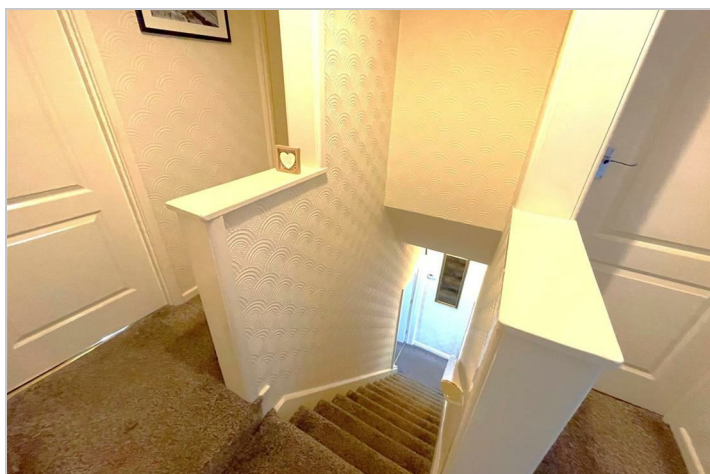
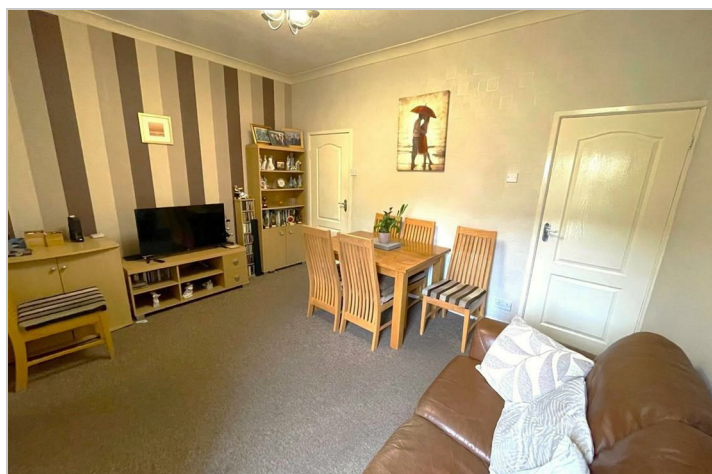
### Council Tax

We understand the property is in council tax band 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



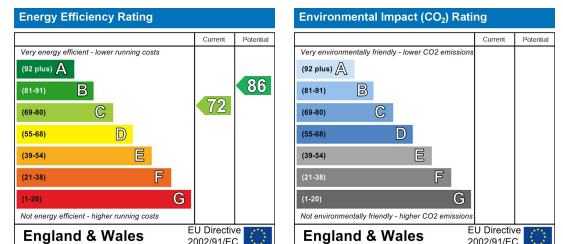
## Floor Plan



## 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.