



## 76 Parkway

Westhoughton, BL5 2RY

Offers in the region of £449,950



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## Ground Floor

Entering through the uPVC double glazed door with oval obscured glass window and glass panel to side into entrance porch with tiled flooring, centre ceiling light, radiator with decorative cover, fuse box, plug sockets. Leading through the uPVC double glazed door with glass inserts and glass panel to side into the welcoming entrance hallway.

## Entrance Hallway

15'4" x 8'4" (4.67m x 2.54m)

Spacious entrance hallway with parquet flooring, centre ceiling light, coving, radiator with decorative cover, built in cupboards, uPVC double glazed leaded window to front elevation, staircase leading to the first floor.

## Study

10'8" x 5'4" (3.25m x 1.63m)

Three uPVC double glazed leaded windows (two to front elevation and one to side elevation), loft access, parquet flooring, radiator with decorative cover, plug sockets.

## Ground Floor Cloaks

5'7" x 3' (1.70m x 0.91m)

Low level w.c. flush, vanity sink with mixer tap and storage below and tiled splashback. Centre ceiling light, partial tiling to walls, slimline white modern radiator, designer patterned flooring.

## Through Lounge

25'4" x 11'2" (7.72m x 3.40m)

uPVC double glazed leaded windows to front, side and rear elevations allowing plenty of light into the room. Two centre ceiling roses, parquet flooring, coving, plug sockets, two double radiators, Tv media wall with built in shelving and cupboards. Adam style white fire surround with black marble base, Dimplex electric log burner.

## Kitchen / Diner

24'7" x 10'3" (7.49m x 3.12m)

Beautiful Spacious Kitchen Diner with Island and high quality fitted light grey wall and base units (soft closing), complimentary work surfaces over, built in Neff oven, built in Neff microwave/grill, Neff five ring gas hob with extractor fan above, one and half bowl sink with mixer tap and drainer. Centre island unit with drawers and storage below. Integrated fridge freezer, dishwasher, Partial tiling to walls, plug sockets, uPVC double glazed window overlooking the private extensive rear gardens. Double radiator, tiling to floor, under floor heating. Halogen ceiling spotlights, shelving to wall.

## Utility Room

8'4" x 5'4" (2.54m x 1.63m)

Cupboard housing Gloworm boiler, auto washer, dishwasher, stainless steel sink with mixer tap and drainer. Plug sockets, built in storage cupboards, tiling to floor, double radiator, halogen ceiling spotlights, uPVC double glazed door to side elevation leading to the garden.

## Orangery

11'4" x 9'3" (3.45m x 2.82m)

Stunning Orangery overlooking the extensive rear gardens. French doors with windows to side elevation and rear elevation, tiling to floor, under floor heating, plug sockets, patio doors through to the dining room, wall lights.

## Stairs to First Floor

Carpet to stairs, white balustrade unit, uPVC double glazed leaded window to front elevation.

## Landing

8'10" x 15'4" (2.69m x 4.67m)

Spacious landing with loft access, centre ceiling light, double radiator, cupboard housing hot water cylinder.

## Master Bedroom

13'3" x 10'3" (4.04m x 3.12m)

uPVC double glazed window to rear elevation overlooking the beautiful private rear gardens. Built in grey wardrobes and matching built in drawer units. Carpet to floor, TV aerial point, radiator, plug sockets.

## En-Suite Shower Room

9'6" x 9'7" (2.90m x 2.92m)

Comprising double shower with glass doors, low level w.c. flush, "his and hers" sink units with mixer taps and storage below, centre ceiling light, Two uPVC double glazed leaded opaque windows to front elevation, tiling to floor, fully tiled to walls, ceiling spotlights, two chrome radiator/towel rails, built in cupboard with work top over into recess.

## Bedroom Two

14'2" x 10'3" (4.32m x 3.12m)

Double Bedroom with uPVC double glazed leaded window to front elevation. Built in wardrobes and matching built in drawer units. Plug sockets, centre ceiling light, carpet to floor.

### Bedroom Three

12'2" x 11'2" (3.71m x 3.40m)

Further double bedroom with uPVC double glazed window overlooking the beautiful rear gardens. Radiator, plug sockets, carpet to floor.

### Bedroom Four

10'3" x 7'4" (3.12m x 2.24m)

uPVC double glazed window to rear elevation, laminate flooring, centre ceiling strip light, loft access, plug sockets.

### Family Bathroom

7'4" x 6'5" (2.24m x 1.96m)

Three piece suite comprising bath with electric shower over and hand held attachment, low level w.c. flush, vanity sink unit with mixer taps and storage cupboard below. Chrome ladder style towel rail/radiator, fully tiled walls, medicine cabinet, centre ceiling light, uPVC double glazed opaque leaded window to front elevation.

### External Front

Large driveway allowing off road parking for approximately three/four vehicles. Lawned gardens stocked with mature trees, shrubs and flowers. Gated side access.

Detached Double Garage with Electric Doors and Electric Car Charging Point.

### External Rear

Beautiful extremely private tiered-level gardens to rear laid mainly to lawn, block paving. Walled garden with fenced panelled boundaries, garden shed, summer house, green house. Three patio entertaining areas and additional patio area with Pergola. Borders stocked with flower and shrubs. The Garden backs onto Eatock Nature Reserve.

### Detached Double Garage

Electric double doors. Separate door to garage, uPVC double glazed windows and security alarm.

### 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 F this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

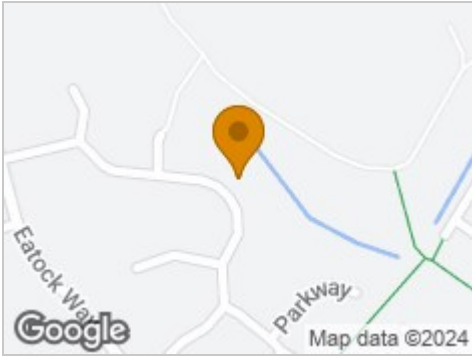
### Disclaimer

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.



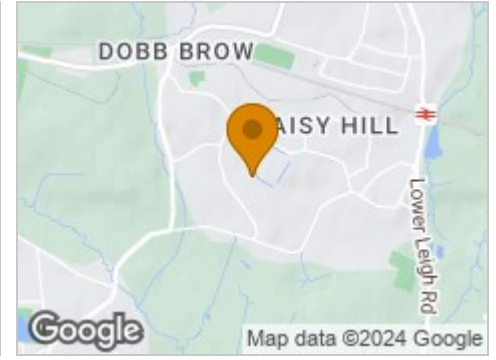
## Road Map



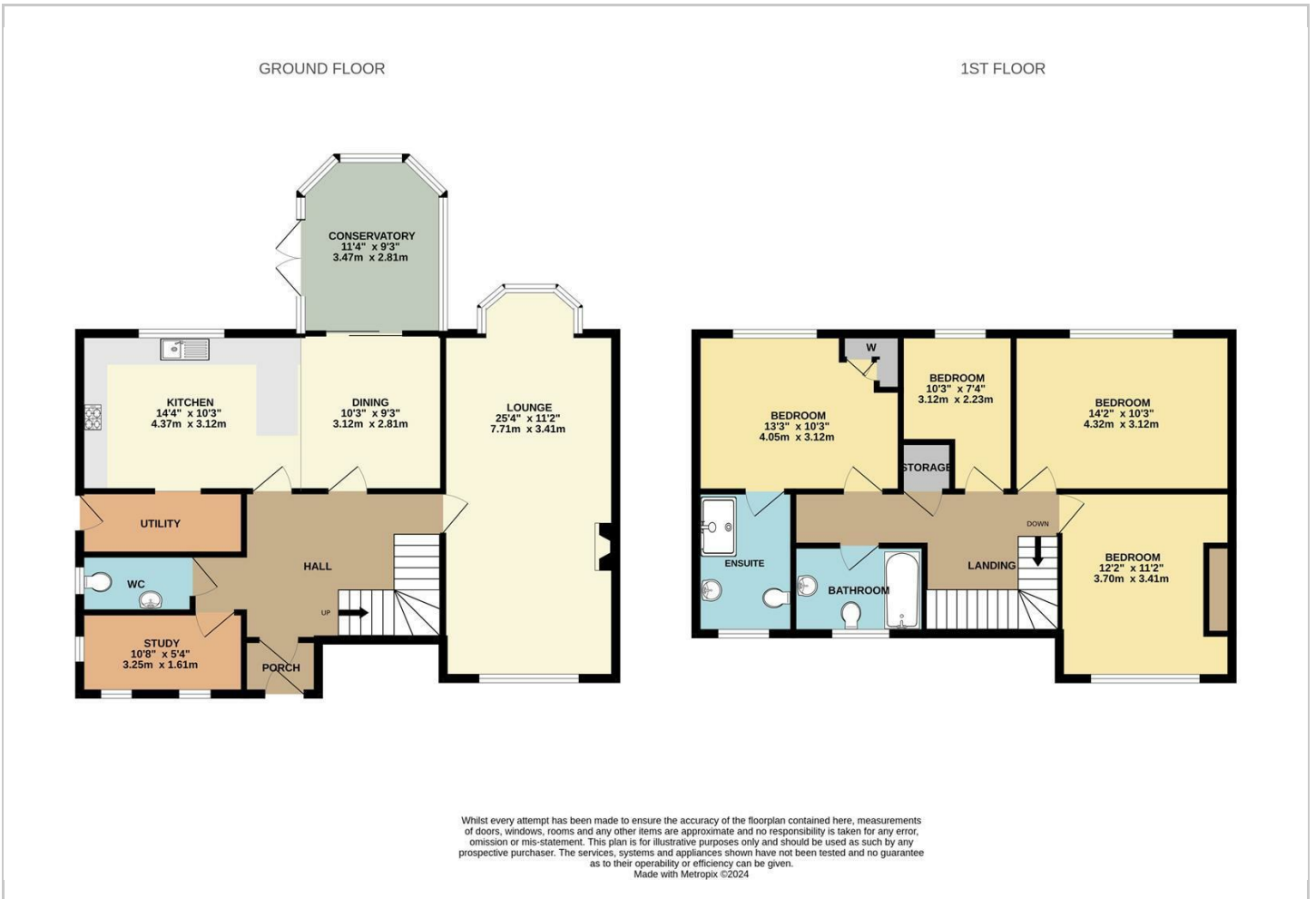
## Hybrid Map



## Terrain Map



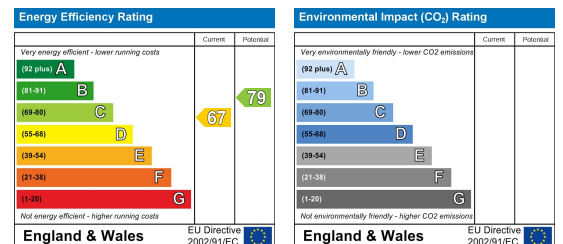
## Floor Plan



## 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



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