



## 6 Corner Gate

Westhoughton, BL5 2SE

Offers in the region of £320,000



# 6 Corner Gate

Westhoughton, BL5 2SE

Offers in the region of £320,000



## Entrance Hallway

6'6" x 3'7" (1.98m x 1.09m)

Entering through the Composite uPVC double glazed door into the welcoming entrance hallway with centre ceiling light, tiling to floor, radiator.

## Lounge

16'5" x 12'2" (5.00m x 3.71m)

uPVC double glazed window to front elevation, double radiator, centre ceiling light, coving to ceiling, engineered wooden flooring, beautiful wall mounted fire surround with log effect electric fire. Plug sockets, tv aerial point.

## Kitchen / Diner

15'4" x 9'0" (4.67m x 2.74m)

Fitted with a range of beige wall and base units with black complimentary work surfaces over, stainless steel sink with mixer tap and drainer, five ring gas hob with extractor fan above. Built in double oven and built-in microwave, integrated larder fridge, additional cupboards with work surface. Tiling to floor and tiling to walls, double radiator, space to side dining table and chairs, two centre ceiling lights, french doors leading onto the private and beautiful rear garden. uPVC double glazed window to rear elevation, plug sockets, under stairs storage cupboard.

## Dining Room

15'8" x 9'1" (4.78m x 2.77m)

uPVC double glazed window to front elevation, double radiator, engineered wooden flooring, coving to ceiling, plug sockets, recess display within the wall, two centre ceiling lights, space to site dining table and chairs and additional furniture as desired.

## Utility Room

9'10" x 9'52" (3.00m x 2.74m)

Large Utility and Laundry Room fitted with a range of

wall and base units and matching up-stands, black complimentary work surfaces over, stainless steel sink with mixer tap and drainer, space for auto washer, dryer and dishwasher. Space to site fridge and freezer. Worcester combi boiler, tiling to floor, plug sockets. uPVC Double Glazed Door To Rear Elevation and uPVC Double Glazed Window To Rear Elevation.

## Downstairs Wc

5'2" x 3'10" (1.57m x 1.17m)

Low-level Wc flush, wall mounted sink with mixer tap and black splash back tiling. Tiling to floor, extractor fan, double radiator, ceiling spotlights.

## Landing

11'9" x 6'1" (3.58m x 1.85m)

Grey carpet to stairs and landing. White balustrade unit leading to landing with loft access via loft ladder. Built in storage cupboard, centre ceiling light, plug sockets.

## Master Bedroom

16'1" x 8'11" (4.90m x 2.72m)

uPVC double glazed window to front elevation, radiator, beige carpet, built in wardrobes, plug sockets, centre ceiling light, space to site bedroom furniture as desired.

## Bedroom Two

10'1" x 9'1" (3.07m x 2.77m)

uPVC double glazed window to front elevation, double radiator, laminate flooring, plug sockets, space to site bedroom furniture as desired.

## Bedroom Three

9'0" x 7'5" (2.74m x 2.26m)

uPVC double glazed window to rear elevation, halogen ceiling spotlights, laminate flooring, built in

wardrobes with storage cupboards above, built in dressing table with drawers and built in cupboard. Plug socket, double radiator.

#### Bedroom Four

8'0" x 6'5" (2.44m x 1.96m)

uPVC double glazed window to front elevation, radiator, laminate flooring, centre ceiling light, plug socket. Space to site bedroom furniture as desired.

#### Family Bathroom

7'2" x 6'3" (2.18m x 1.91m)

Luxurious family bathroom comprising double shower with curved glass door (Mira Electric Shower and hand held attachment), low level Wc flush, vanity sink unit with mixer taps and storage below. Fully tiled grey walls and grey tiling to floor, halogen ceiling spotlights, chrome ladder radiator/towel rail, Two uPVC double glazed opaque windows to rear elevation.

#### External

Front garden laid mainly to lawn. Large driveway allowing off road parking.

Rear: Beautiful paved rear garden with fenced panelled boundaries and borders stocked with mature trees, plants and shrubs. Large garden

shed/summer house.

Side: Gated side access and bin enclosure.

#### Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (953 years remaining)

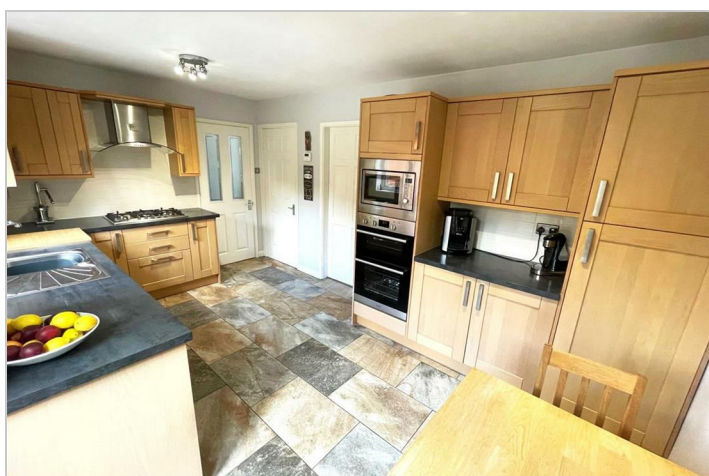
Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

#### Council Tax

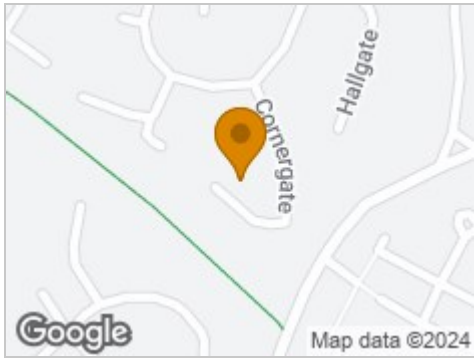
We understand the property is in council tax band C this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

#### Disclaimer

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



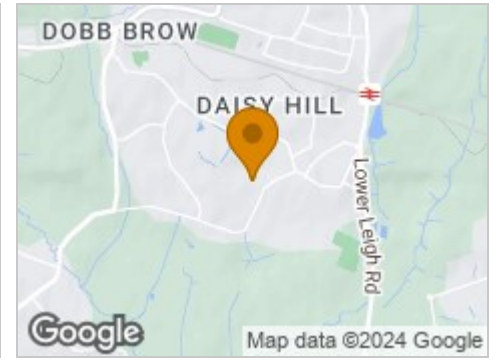
## Road Map



## Hybrid Map



## Terrain Map



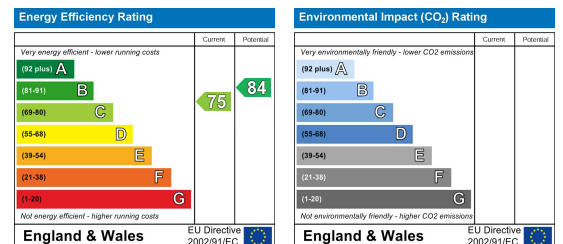
## Floor Plan



## 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.