



## 4 Dunham Close

Westhoughton, BL5 2RP

Offers in the region of £415,000



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## Ground Floor

Entering through the uPVC double glazed composite door with obscured glass patterned inserts into entrance hallway.

### Entrance Hallway

6'1" x 6'0" (1.85m x 1.83m)

Solid Oak flooring, centre ceiling light, picture rail, double radiator, plug sockets.

### Down-Stairs Cloaks

6'4" x 5'4" (1.93m x 1.63m)

Two uPVC double glazed opaque windows to front elevation, pedestal sink unit, low-level w.c. flush, centre ceiling light, partial tiling to walls, double radiator, alarm panel.

### Lounge

19'11" x 11'10" (6.07m x 3.61m)

uPVC double glazed window to side elevation, Solid Oak flooring, Gas fire with marble surround, two double radiators, two centre ceiling roses, coving, plug sockets.

### Family Room (Extension)

13'3" x 11'10" (4.04m x 3.61m)

Light filled room with two double radiators, carpet to floor, tv aerial point, plug sockets, uPVC french doors leading onto the beautiful rear garden, halogen spotlights to ceiling.

### Dining Room

14'10" x 10'4" (4.52m x 3.15m)

uPVC double glazed window to front elevation, Solid Oak flooring, ceiling rose, double radiator, plug socket, coving, stairs leading to the first floor.

### Modern Kitchen

14'10" x 9'6" (4.52m x 2.90m)

Striking Fitted Kitchen with a range of Solid Oak (Howdens) wall and base units in Ivory with contrasting Grey, Quartz white/speckled complimentary work surfaces, drawer units, one and half bowl sink unit with mixer taps and drainer, induction hob with extractor fan above, built in Smeg oven and grill, built in microwave, two centre ceiling lights, integrated fridge freezer, integrated auto washer, integrated tumble dryer, integrated dish washer, double radiator, Solid Oak flooring, partial tiling to walls, composite door with opaque glass to

side elevation, uPVC double glazed window to side elevation, uPVC double glazed window to rear elevation.

### First Floor Landing

13'3" x 9'1" (4.04m x 2.77m)

Carpet to stairs, white balustrade unit leading to landing. Loft access, plug socket, double radiator, storage cupboard housing hot water cylinder. The loft is partially boarded and with loft ladder.

### Master Bedroom

11'10" x 7'7" (3.61m x 2.31m)

uPVC double glazed window to rear elevation, centre ceiling fan light, built in wardrobes and dressing table with drawer units, coving, double radiator, carpet to floor, tv aerial point, plug sockets.

### En-Suite Shower Room

8'9" x 5'3" (2.67m x 1.60m)

Double shower with rainfall shower head and separate hand held attachment, upvc sheeting within the shower cubicle and shower screen, vanity sink with storage below, low level w.c. flush. uPVC ceiling with halogen spotlights, shaver point, chrome ladder style radiator, uPVC double glazed window opaque window to rear elevation.

### Bedroom Two

12'2" x 10'4" (3.71m x 3.15m)

uPVC double glazed window to front elevation. Built-in wardrobe, centre ceiling light fitting, carpet to floor, plug sockets, room to site bedroom furniture as desired, tv aerial point.

### Bedroom Three

9'6" x 8'5" (2.90m x 2.57m)

uPVC double glazed window to rear elevation overlooking the beautiful rear garden, carpet to floor, plug sockets, space to site bedroom furniture as desired.

### Bedroom Four

11'10" x 7'6" (3.61m x 2.29m)

Two uPVC double glazed windows to front elevation (one being feature circular window), carpet to floor, double radiator, space to site bedroom furniture as desired, plug sockets.

### Family Bathroom

9'6" x 6'0" (2.90m x 1.83m)

Bath with shower over and separate hand held attachment, pedestal sink unit with mixer tap, low-level w.c. flush. Modern patterned flooring, centre ceiling light, chrome radiator/towel rail, medicine cabinet, partial tiling to walls, uPVC double opaque window to side elevation.

### Externally

To the front is a larger than average driveway for four vehicles. Garden to front with flowers and shrubs to borders and mature trees. Detached Double Garage.

To the rear is a large private garden with patio area. Flowers and shrubs to borders and mature trees. Fenced panelled boundaries.

### Detached Double Garage

Up and over door, power and light.

### 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 Band

We understand the property is in council tax E band this

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

### Disclaimer

All Properties

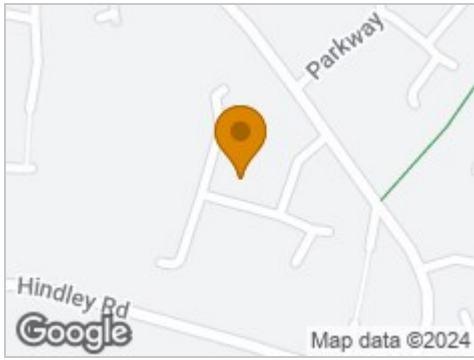
All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working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

### Please note

The boiler and central heating system are newly installed.



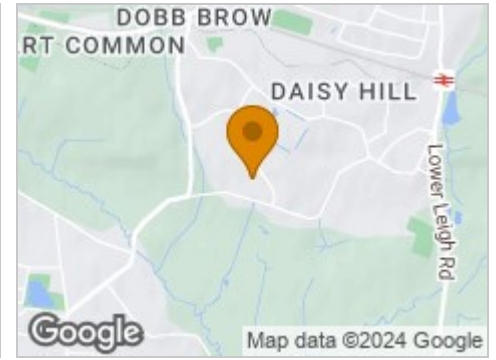
## Road Map



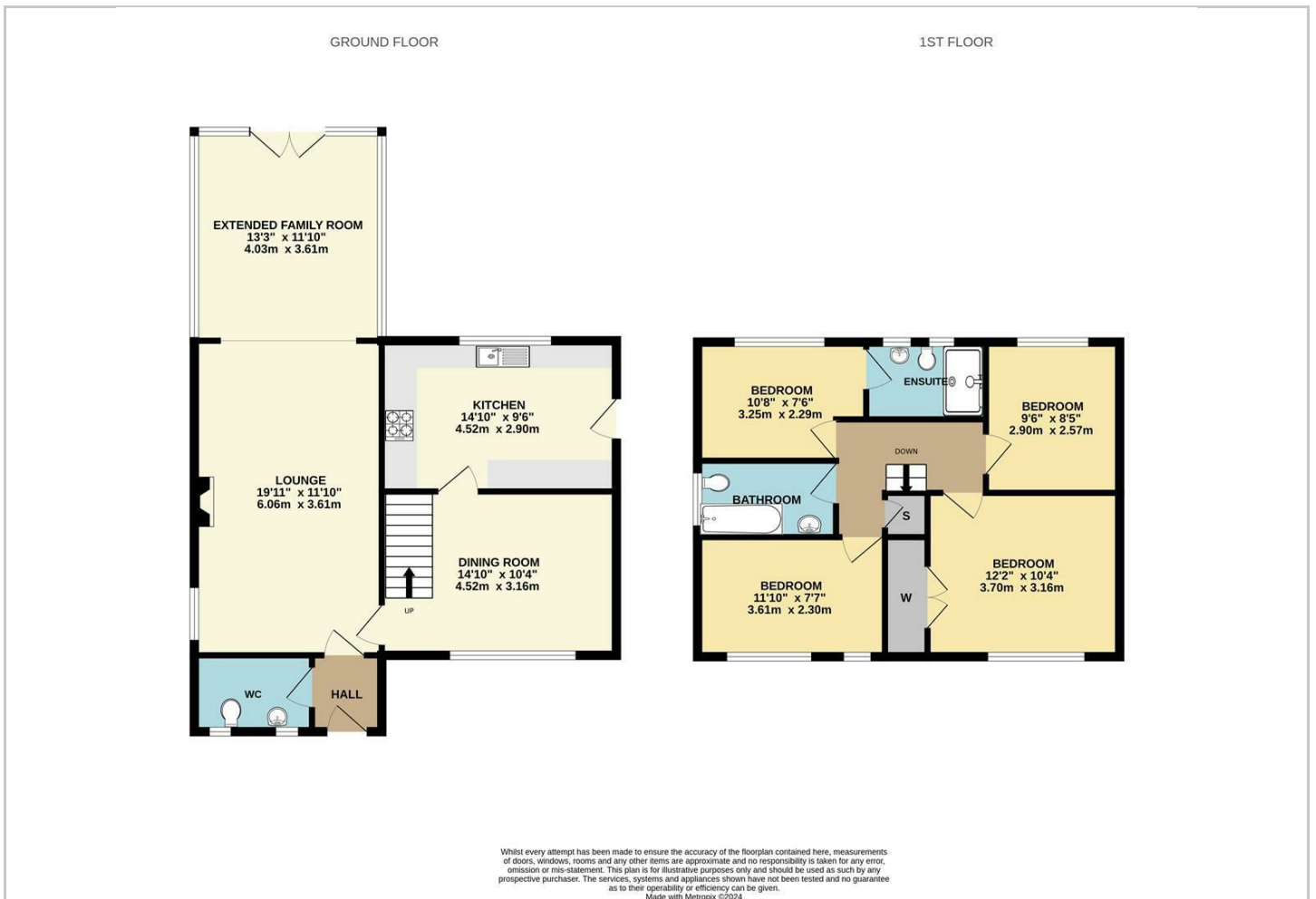
## Hybrid Map



## Terrain Map



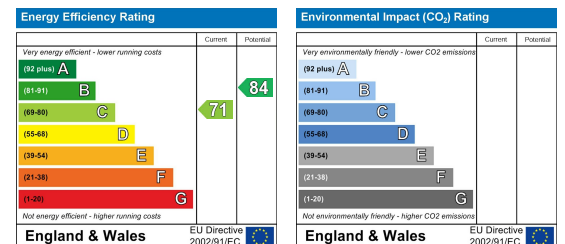
## Floor Plan



## 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.