



## 74 Green Meadows

Westhoughton, BL5 2BN

Offers in the region of £475,000



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## Accommodation

Entering through the uPVC double glazed composite entrance door into the spacious entrance hallway.

## Entrance Hallway

21'5" x 6'0" (6.53m x 1.83m)

Light filled entrance hallway with windows to side elevations. Part tiling to floor and part carpet, centre ceiling light, double radiator, plug sockets.

## Inner Hallway

17'0" x 3'2" (5.18m x 0.97m)

Loft access, double radiator, centre ceiling light. The loft is boarded and has a loft ladder.

## Through Lounge/Dining Room

27'3" x 13'0" (8.31m x 3.96m)

uPVC double glazed window to front elevation, double radiator, carpet to floor, coving, plug sockets, beautiful log burner with tiled hearth and sleeper mantle above, second radiator (dining room) plug sockets, tv aerial point, uPVC double glazed french doors to the dining room opening onto the beautiful patio area and extensive rear gardens. Space to site dining room table and chairs, coving.

## Kitchen

15'7" x 8'8" (4.75m x 2.64m)

Beautiful modern kitchen fitted with a range of "Sage Green" wall and base units and drawer units (soft closing) with complimentary wooden work surfaces, "Range Master" cooker with 5 ring hob and stainless steel extractor fan above, corner unit with built-in carousel, white ceramic one and half bowl sink unit with mixer tap (with instant hot water) and drainer, shelving unit, partial tiling to walls, plug sockets, space to site American fridge freezer, built-in pantry unit, tiling to floor, island unit with storage below. Leading to the large Conservatory.

## Conservatory

16'1" x 9'5" (4.90m x 2.87m)

Vaulted reactive light glass ceiling, uPVC double glazed french doors leading to the beautiful rear gardens, two modern radiators, plug sockets, tv aerial point.

## Master Bedroom

17'4" x 10'4" (5.28m x 3.15m)

uPVC double glazed window to rear elevation, white modern radiator, plug sockets, space to site bedroom furniture as desired, wooden flooring, built-in storage cupboard.

## Bedroom Two (en-suite)

13'2" x 9'3" (4.01m x 2.82m)

uPVC double glazed window overlooking the gorgeous rear garden. Centre ceiling light, plug sockets, double radiator, built-in wardrobes.

## En-Suite Shower Room

10'6" x 6'11" (3.20m x 2.11m)

Fully tiled double shower cubicle with shower attachment and glass screen door, vanity sink unit with storage below, tiled splash back, low-level w.c. flush. Tiling to floor, chrome radiator/towel rail, vent, uPVC double glazed opaque window to rear elevation.

## Bedroom Three

13'2" x 9'9" (4.01m x 2.97m)

uPVC double glazed window to front elevation and second uPVC double glazed window to front elevation, centre ceiling rose and light, built in wardrobes with drawers and shelving unit, double radiator, carpet to floor, plug sockets.

## Bedroom Four

8'11" x 6'11" (2.72m x 2.11m)

uPVC double glazed window to rear elevation, radiator, centre ceiling light, plug sockets, carpet to floor

## Family Bathroom

9'3" x 7'5" (2.82m x 2.26m)

Comprising triple shower with combi shower over and hand held attachment, glass shower screen, low-level w.c. flush, vanity sink with mixer tap and storage below and tiled splash back. Tiling to floor, coving, chrome ladder style towel rail/radiator, built in storage cupboard housing the newly installed combi boiler (advised by vendor installed one month ago) vent, uPVC double glazed opaque window to side elevation.

## Integral Double Garage

16'5" x 16'4" (5.00m x 4.98m)

The double garage is entered via the Kitchen. Strip light to ceiling, loft access, plumbed for auto washer and plumbed for dryer. Under counter fridge and under counter freezer, built-in wall and base units, water tap and stop cock. Gas meter, fuse box, plug sockets.

## External

Extensive larger than average rear gardens with mature trees, flowers, plants and shrubs. Fenced panelled boundaries. Patio areas for entertaining. Summerhouse with power. Shed. Greenhouse.

Gardens to front and side of property.

Larger than average driveway for ample off road parking. Leading to Double Garage with electric door.

## 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.

## Tenure

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

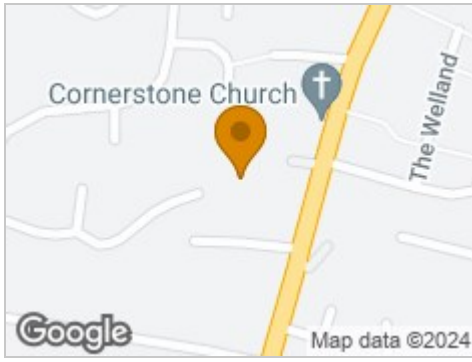
Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

## Council Tax

We understand the property is in council tax band E 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



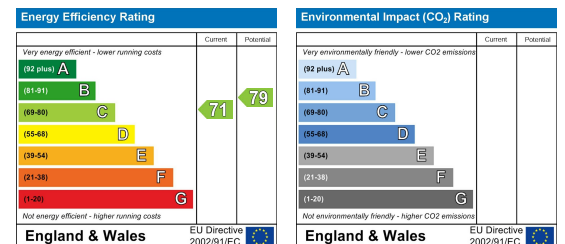
## Floor Plan



## 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



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