



9 Rayden Crescent

Westhoughton, BL5 2ES

Offers in the region of £230,000



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Entrance Hallway

6'5" x 4'0" (1.96m x 1.22m)

Entering through the composite double glazed entrance door with glass obscured panels to either side and oval obscured glass panel insert. Cupboard housing meters and combi boiler. Centre ceiling light, coving.

Reception Room One

16'3" x 11'8" (4.95m x 3.56m)

uPVC double glazed window to front elevation, wooden door with glass patterned inserts, double radiator, carpet to floor, centre ceiling light, Adam style marble effect fire surround with back and hearth, gas fire. TV aerial point, plug sockets.

Inner Hallway

17'0" x 4'3" (5.18m x 1.30m)

White laminate flooring, halogen ceiling spotlights, centre ceiling light, storage cupboard.

Kitchen

9'2" x 9'11" (2.79m x 3.02m)

Beautiful Kitchen fitted with a range of modern high gloss cream base and wall units (soft closing) with complimentary work surfaces over and matching up-stands, stainless steel sink with mixer tap and drainer, matching under counter integrated fridge freezer, under counter integrated fridge, integrated dish washer and integrated auto washer, four ring gas hob with stainless steel extractor fan above, built in double oven and grill, plug sockets, Karndean flooring, halogen ceiling spotlights. uPVC double glazed window to side elevation.

Shower Room

6'2" x 6'2" (1.88m x 1.88m)

Shower cubicle with combi shower and separate hand held attachment (rain fall shower), pedestal hand wash basin and low level wc flush. Tiling to walls, patterned cushioned flooring, halogen ceiling spotlights, chrome radiator/towel rail, uPVC double glazed opaque window to side elevation.

Bedroom Two

8'4" x 7'5" (2.54m x 2.26m)

uPVC double glazed window to side elevation, Karndean flooring, shelving to walls, radiator, plug sockets.

Master Bedroom

10'0" x 10'5" (3.05m x 3.18m)

uPVC double glazed window overlooking the private rear garden. Radiator, carpet to floor, built-in wardrobes with mirrored doors, plug sockets, radiator, centre ceiling light.

Reception Room Two

14'0" x 10'1" (4.27m x 3.07m)

uPVC french doors leading onto patio area and beautiful rear garden, radiator, carpet to floor, centre ceiling light, plug sockets, radiator.

Stairs leading to further Bedrooms

Carpet to stairs, white balustrade hand rail, centre ceiling light to landing.

Bedroom Three

10'3" x 11'4" (3.12m x 3.45m)

uPVC double glazed window to rear elevation, centre ceiling light fitting, quick step LVT flooring, built-in storage cupboard and access to eaves, radiator. Space to site bedroom furniture as desired.

Bedroom Four

13'9" x 6'10" (4.19m x 2.08m)

uPVC double glazed window to rear elevation, radiator, plug sockets, carpet to floor, centre ceiling light fitting, built-in storage cupboard, access to eaves. Space to site bedroom furniture as desired.

Detached Garage

Up and Over Door with power and light. Side door access to Garage.

External

Front: Beautiful front garden with porcelain tiles and raised

bedding area with porcelain and brick design. Steps up to garden area, laid to slate, borders stocked with mature trees and shrubs.

Gated access leading to driveway allowing off road parking for approximately three/four vehicles. External electric point. Fenced panelled boundaries to front and side elevations.

Rear: Paving to patio area, fish pond, pebbled seating area. Gates side access, steps leading down and fenced panelled boundaries.

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (£15.00 per annum)

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

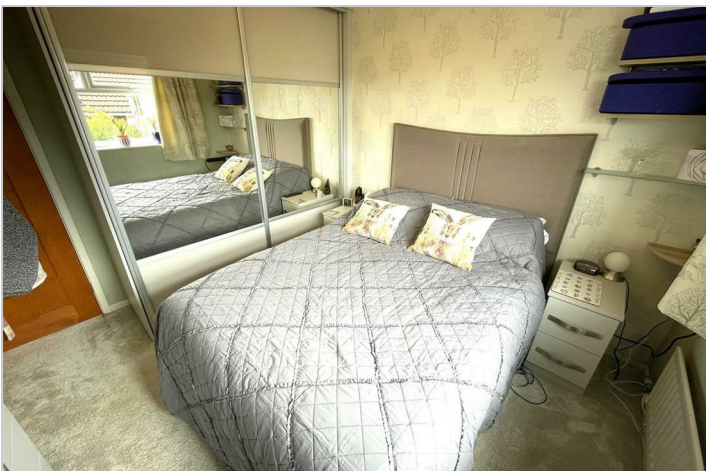
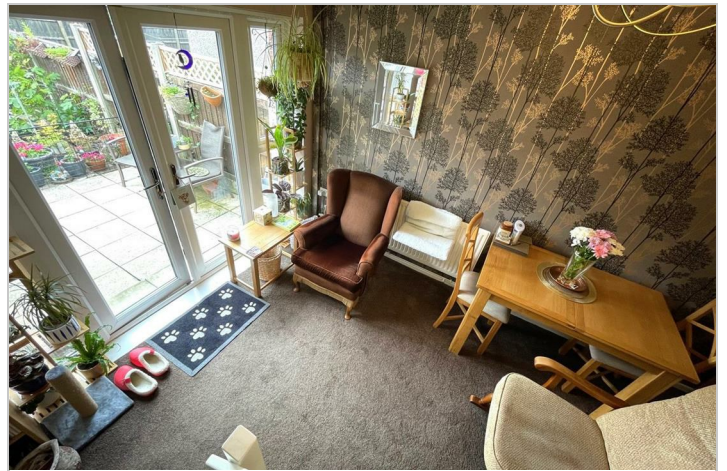
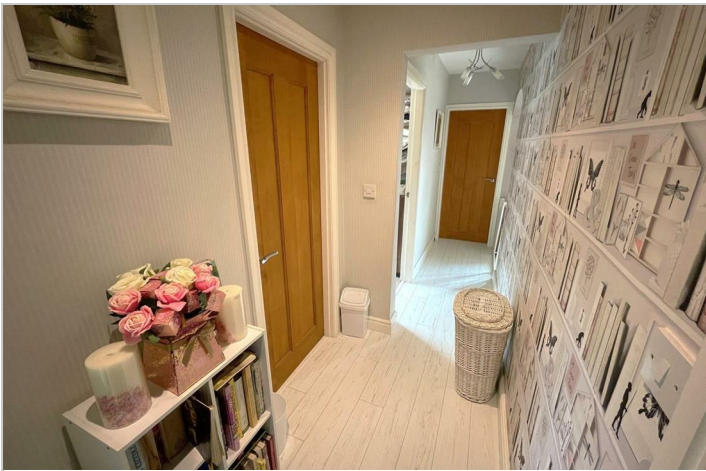
We understand the property is in council tax band C this information has been taken from Valuation Office Agency www.voa.gov.uk website.

Disclaimer

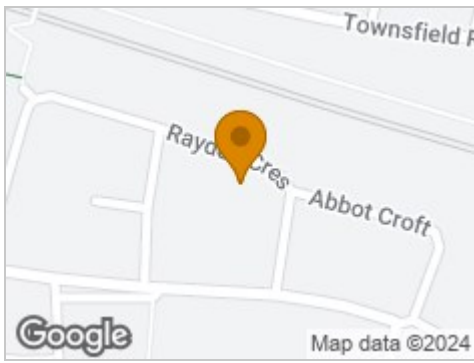
All Properties

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.

EPC and Floorplan to follow



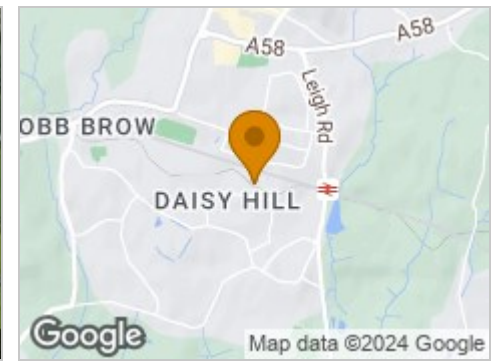
Road Map



Hybrid Map



Terrain Map



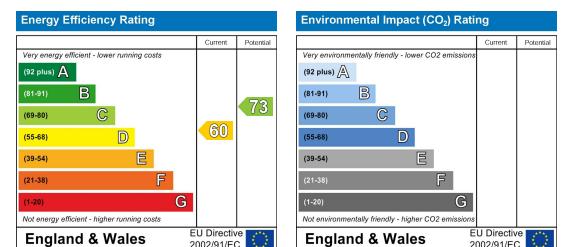
Floor Plan



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.