



20 Farleigh Close

Westhoughton, BL5 3ES

Offers over £385,000



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Entrance Hallway

15'1" x 5'6" (4.60m x 1.68m)

Door with leaded glass panels and windows to side to front elevation, solid oak flooring, understairs storage cupboard, centre ceiling light, plug sockets.

Lounge

19'7" x 11'7" (5.97m x 3.53m)

Bay window with plantation blinds to the front elevation, gas fire with grey wooden surround, solid oak flooring, radiator, plug sockets, Tv aerial, centre ceiling light.

Dining Room (open plan to Orangery)

11'0" x 8'8" (3.35m x 2.64m)

Grey laminate flooring, radiator, coving, plug sockets, centre ceiling light.

Orangery

11'5" x 12'2" (3.48m x 3.71m)

Insulated roof (with velux window), windows to the rear and side elevations, french doors to the side leading to the garden, spot lights to ceiling, two wall lights, oak laminate flooring, modern grey radiator, plug sockets.

Kitchen

11'11" x 11'10" (3.63m x 3.61m)

Newly Fitted Ultra-Modern Kitchen with a range of shaker style wall and base units in navy with complimentary work surfaces in white, splash back tiling, composite sink with mixer tap, built in double electric oven and Bosch induction hob, extractor fan, double integrated fridge and double integrated freezer, integrated washing machine, wine fridge and dishwasher, tiling to floor, vertical radiator, centre ceiling light, window to the rear.

Downstairs WC

7'6" x 3'8" (2.29m x 1.12m)

Window to the front elevation, low level WC flush, vanity sink cupboards under, solid oak flooring, centre ceiling light.

Landing

6'7" x 12'7" (2.01m x 3.84m)

White wooden balustrade unit, window to side elevation, centre ceiling light, carpet to floor. Access to loft space.

Master Bedroom

11'7" x 12'10" (3.53m x 3.91m)

Window to front elevation, cream high gloss fitted wardrobes and bedside drawers, radiator, grey carpet to floor, plug sockets, centre ceiling light.

En-suite

8'11" x 4'5" (2.72m x 1.35m)

Window to the side elevation, shower cubicle, low level WC, pedestal sink, chrome towel rail, tiled walls, centre ceiling light.

Bedroom Two

11'11" x 9'3" (3.63m x 2.82m)

Further Double Bedroom with window to rear elevation, radiator, recently fitted wardrobes and drawers, grey carpet to floor, plug sockets, centre ceiling light.

Bedroom Three

10'4" to wardrobes x 7'11" (3.15m to wardrobes x 2.41m)

Window to the rear elevation, fitted wardrobes and dressing table, radiator, power points, grey carpet to floor, spot lights to ceiling.

Bedroom Four

9'6" x 9'2" (2.90m x 2.79m)

Window to the front elevation, fitted wardrobes, radiator, carpet to floor, centre ceiling light.

Family Bathroom

8'11" x 5'7" (2.72m x 1.70m)

Window to the side elevation, low level Wc, pedestal sink unit, bath with combi shower over, chrome towel rail, wall and floor tiles, centre ceiling light.

External

FRONT

Garden mainly laid to lawn with slated bedding area, mature trees and shrubs.

Driveway to side of property for ample off road parking.

REAR

Garden mainly laid to lawn with paved patio area and decking area. Flowers and shrubs to borders with a selection of mature trees. Outside water tap.

Detached Garage

Detached garage with a newly installed electric door, power and lights. UPVC door to the side for further access.

The Garage could be utilised as additional living space.

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.

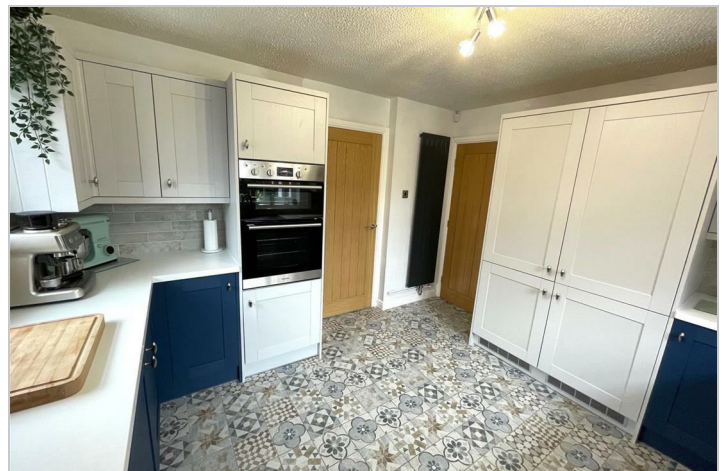
Council Tax

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

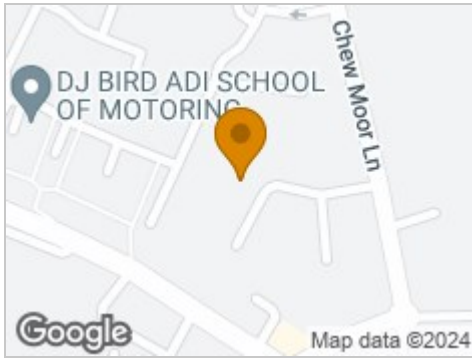
Disclaimer

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.



Road Map



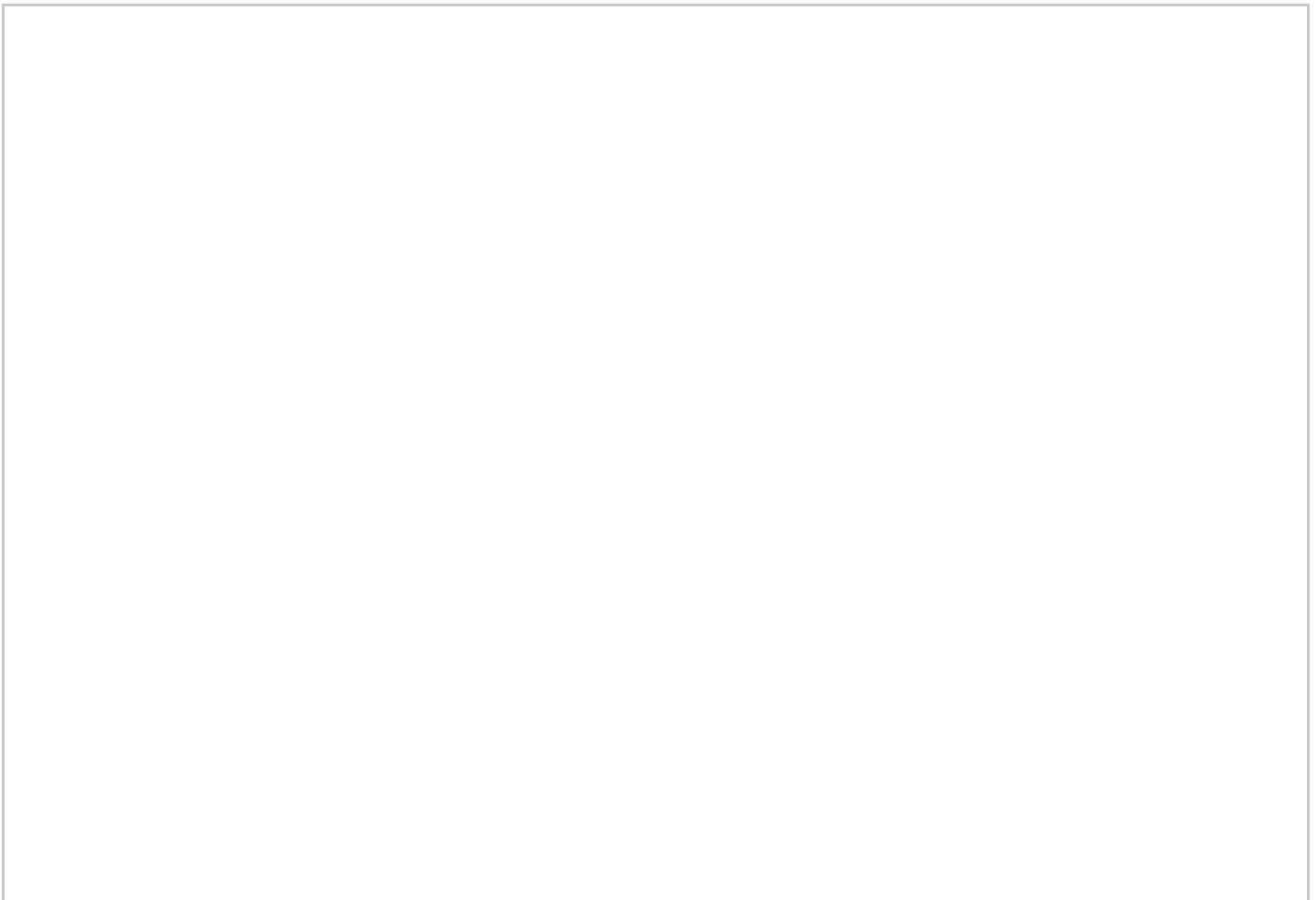
Hybrid Map



Terrain Map



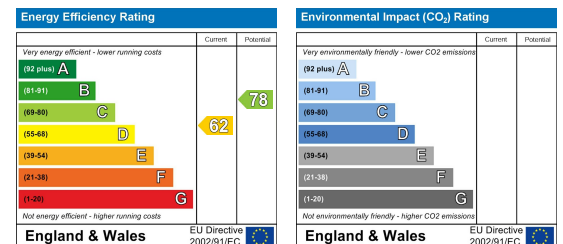
Floor Plan



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.