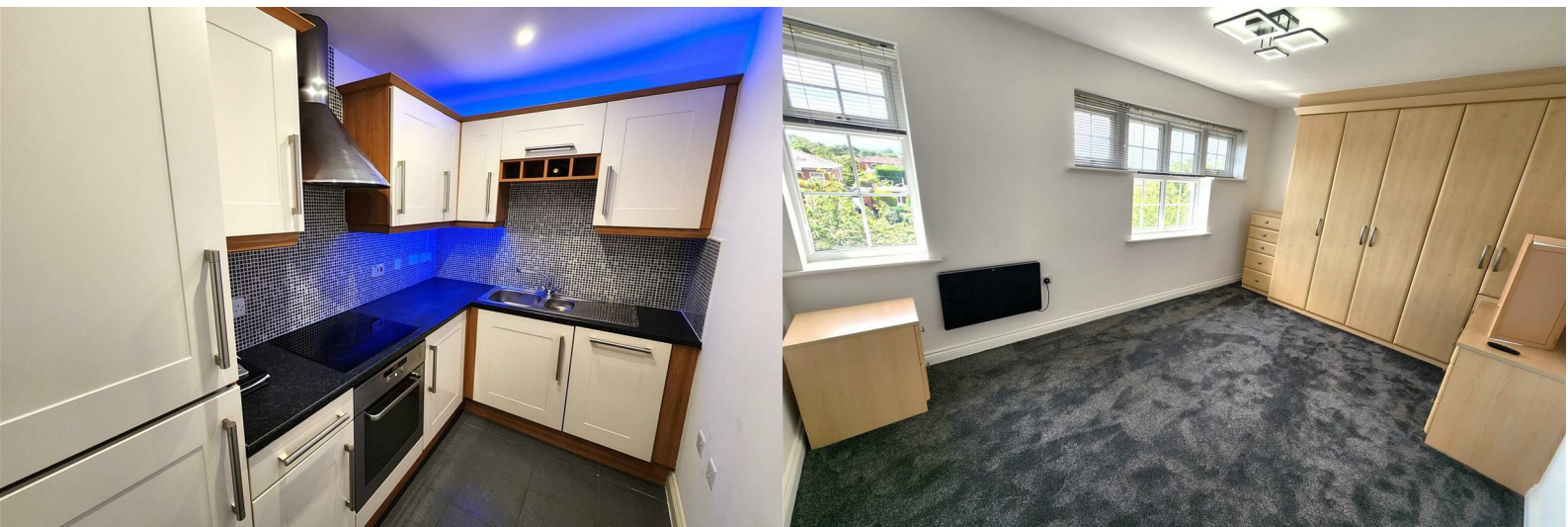




27 Cravenwood Rise

Westhoughton, BL5 3ZR

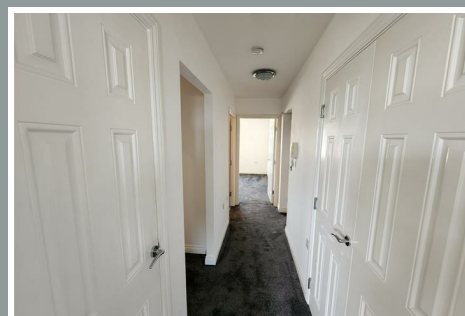
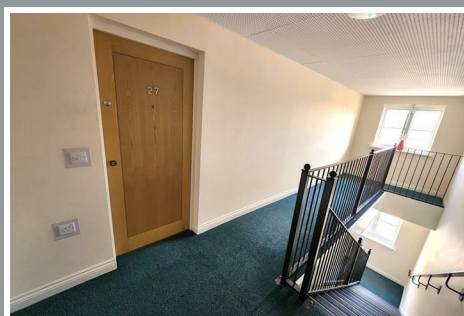
£110,000



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£110,000



Accommodation comprises

Timber panelled entrance door into reception hallway with power points, cloaks cupboard with double door access, internal shelving and coat hooks. Door to airing cupboard with internal shelving and houses the hot water cylinder. Secure intercom telephone system, access to roof space and doors to lounge, kitchen, bedroom, bathroom and storage cupboard.

Lounge

13'3" x 12'8" (4.04m x 3.86m)

uPVC double glazed window with venetian blinds to front elevation with stunning views over Rivington Pike and Winter Hill. Electric wall heater, power points, cable data outlet, contemporary light fittings, wall mounted LG smart tv with surround sound speaker system.

Modern Fitted Kitchen

Fitted with a range of base and wall units with tiled splash backs to walls, inset one and half bowl stainless steel sink with mixer tap, integrated stainless steel electric oven with ceramic hob and stainless steel chimney style extractor canopy over, integrated fridge and freezer, integrated Hotpoint auto washer dryer and integrated dishwasher. Under unit concealed lighting, ceramic tiled floor, inset ceiling spotlights.

Bedroom (Fitted)

15'2" x 10'1" including fitted units (4.62m x 3.07m including fitted units)

Two uPVC double glazed windows to rear elevation with distant views over to the Cheshire Plain. Electric wall heater, power points. Range of modern fitted wardrobes with internal hanging rails and

shelving units, matching vanity drawer unit and matching bedside drawer units. Contemporary ceiling light fitting.

Modern Bathroom

Three piece suite in white comprising of panelled bath with over bath thermostatically controlled shower unit and hinged glazed shower screen, hand wash basin set to vanity unit with storage below, low level w.c. Chromium plated ladder rack towel rail/radiator, tiling to walls, shaver socket, inset ceiling spotlights and ceramic tiled floor.

External

The property enjoys two allocated parking spaces plus additional visitor parking.

Management Fee

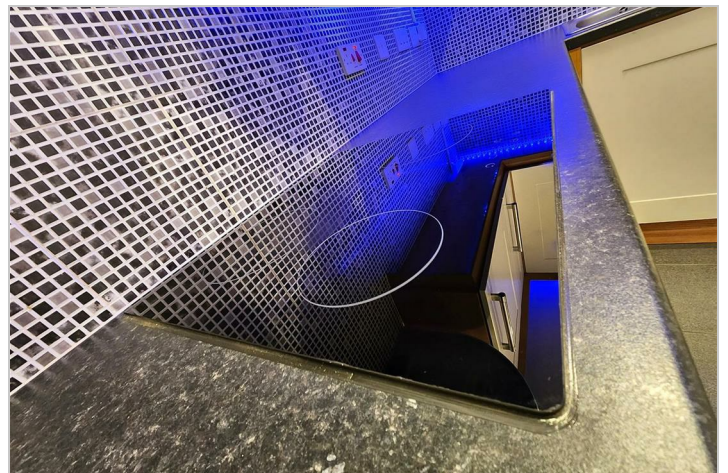
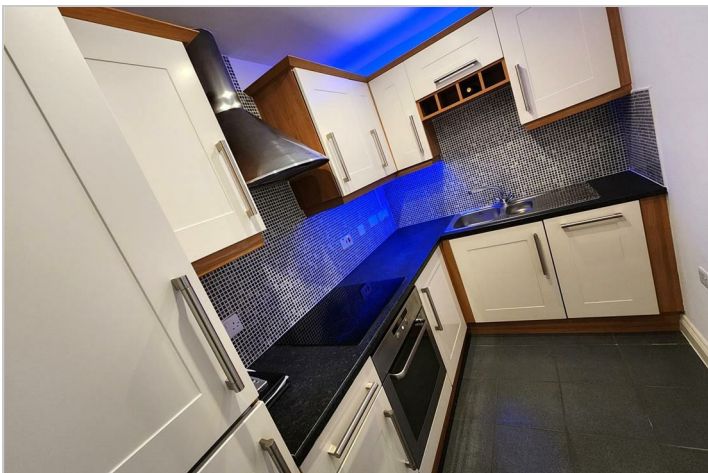
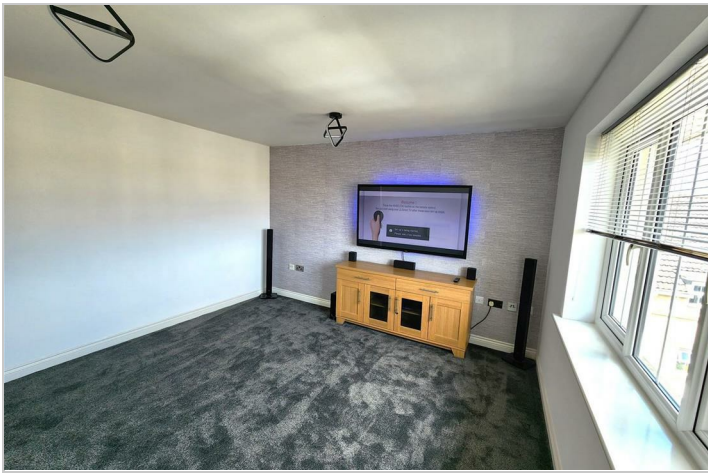
Please note the management fee is £257.40 quarterly.

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.



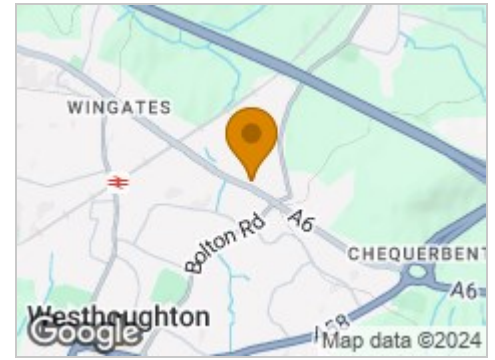
Road Map



Hybrid Map



Terrain Map



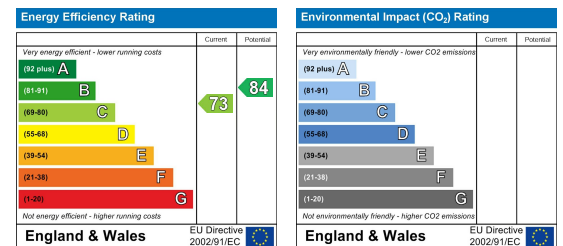
Floor Plan



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.