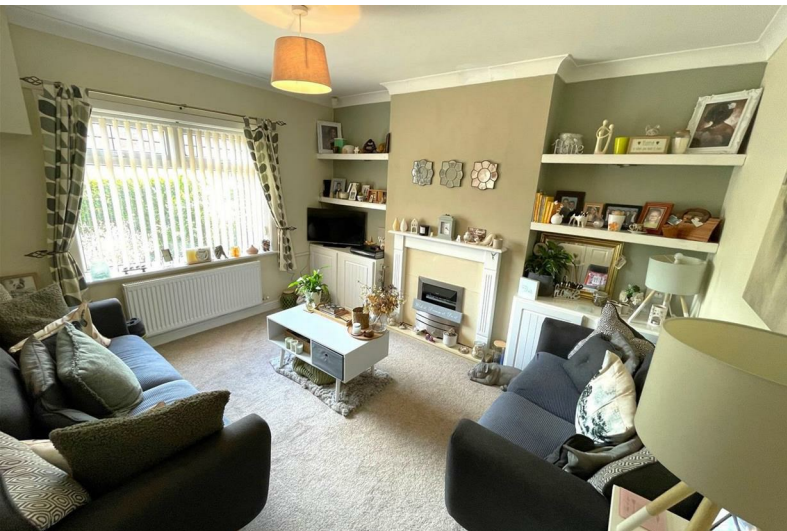




748 Wigan Road

Westhoughton, BL5 2DD

Offers in the region of £184,950





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## Accommodation

Entering through the uPVC double glazed door with glass patterned obscured inserts to the front elevation into the welcoming entrance hallway.

## Entrance Hallway

12'9" x 3'4" (3.89m x 1.02m)

Alarm panel, newly fitted beige carpets throughout, radiator, centre ceiling light, coving, plug sockets.

## Reception Room One

13' x 10'11" (3.96m x 3.33m)

uPVC double glazed window to front elevation, double radiator, cupboard housing utility meters, coving, beige carpet to floor, centre ceiling light, shelving to both alcoves, storage cupboards to both alcoves, electric fire with white fire surround and marble effect back and hearth. TV aerial point, plug sockets.

## Reception Room Two

14'5" x 10'10" (4.39m x 3.30m)

Centre ceiling light, coving, double radiator, beige carpet to floor, built-in storage cupboard, under stairs storage cupboard, plug sockets. Leading through the french doors to beautiful modern kitchen.

## Kitchen

14'0" x 9'2" (4.27m x 2.79m)

Fitted with a range of light grey wall and base units with chrome handles and complimentary grey speckled work surfaces over, stainless steel sink with mixer taps and drainer, gas hob and electric oven, partial tiling to walls, space to site fridge and space to site freezer (under counter), plumbed for auto washer, Velux skylight and halogen spotlights

allowing plenty of natural light, Karndean flooring (grey), double radiator. Space to site table and chairs as desired. uPVC double glazed window to rear elevation overlooking the beautiful rear garden.

## Stairs to Landing

Beige carpet to stairs, wooden handrail leading into master bedroom.

## Master Bedroom

12'6" x 8'1" (3.81m x 2.46m)

uPVC double glazed window to front elevation, radiator, centre ceiling light, carpet to floor, plug sockets, coving. Fitted wardrobes and overhead cabinets, fitted dressing table with mirror to wall.

## Bedroom Two

15'4" x 6'0" (4.67m x 1.83m)

uPVC double glazed window to front elevation, centre ceiling light, plug sockets, coving, beige carpet to floor. Fitted double wardrobes and drawer unit, desk with cupboards under.

## Bedroom Three

10'0" x 8'5" (3.05m x 2.57m)

uPVC double glazed window to rear elevation overlooking the beautiful garden and private aspect. Centre ceiling light, radiator, shelving to wall, double wardrobe and overhead cupboards, built in dressing table with drawers. Additional built in cupboard, coving.

## External

Front: Gated front entrance with hedged garden and boundary dwarf wall, pathway leading to the front door.

Rear: Fabulous large private rear garden with fenced panelled boundaries, gated access to rear. Garden shed. Borders stocked with mature trees, flowers and plants. Hedge border. External 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

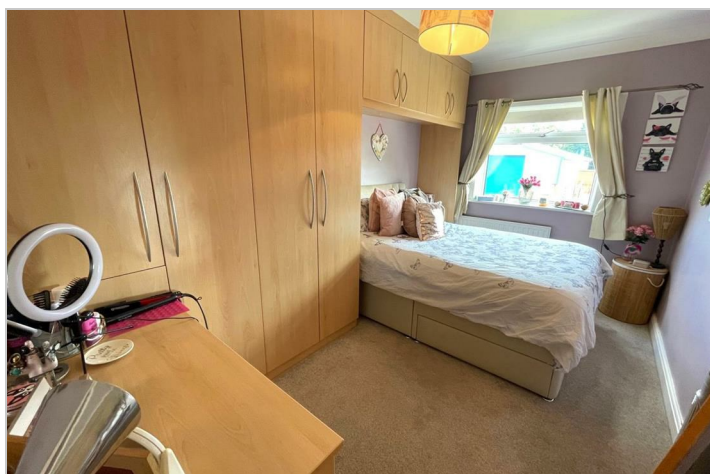
We understand the property is in council tax A band this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

### 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.





### Road Map



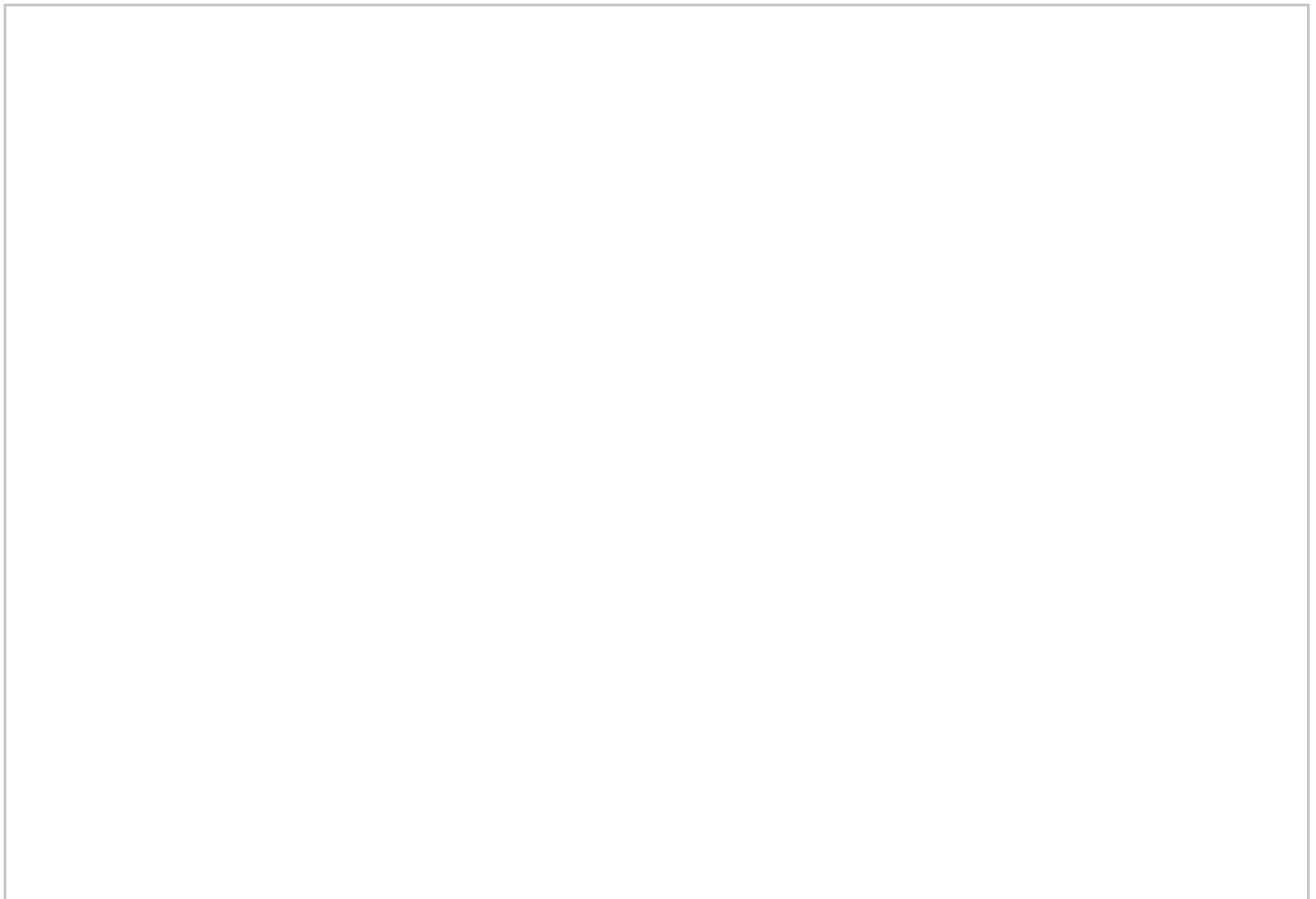
### Hybrid Map



### Terrain Map



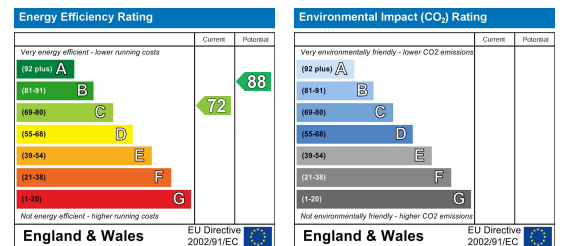
### Floor Plan



### 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.