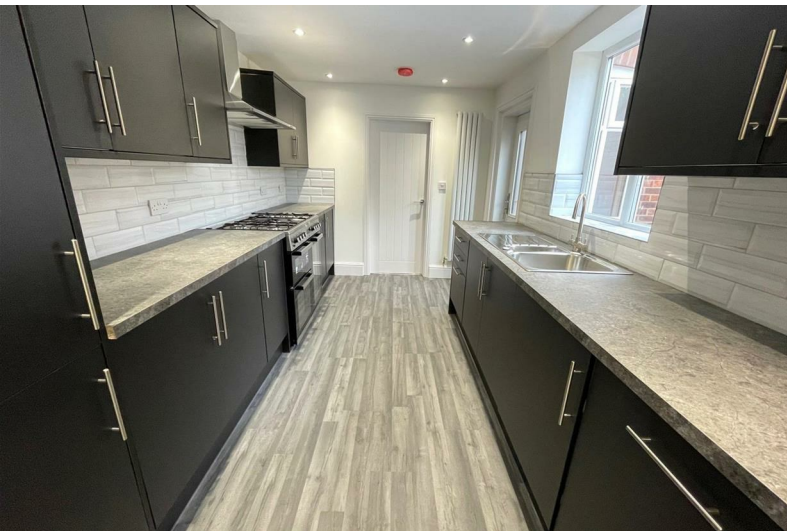




69 Park Road

Westhoughton, BL5 3DA

Offers over £215,000



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Ground Floor

Entering through the newly installed entrance door into porch.

Entrance Porch

Picture rail, grey tiling to floor leading into entrance hallway.

Entrance Hallway

12'4" x 4'0" (3.76m x 1.22m)

Oak effect laminate flooring, double radiator, plug sockets, centre ceiling light.

Reception Room One

13'3" x 13'3" (4.04m x 4.04m)

uPVC double glazed window to front elevation, Oak effect laminate flooring, double radiator, plug sockets, coving, tv aerial point, centre ceiling light.

Reception Room Two

13'10" x 15'5" (4.22m x 4.70m)

uPVC double glazed window to rear elevation, Oak effect laminate flooring, plug sockets, tv aerial point, double radiator, centre ceiling light, under stairs storage housing utility meters and fuse box. (This is a good sized under stairs storage cupboard which could be converted into an additional room).

Ultra Modern Kitchen

14'1" x 9'0" (4.29m x 2.74m)

Fitted with a range of black wall and base units (soft closing) with grey speckled complimentary work surfaces over, stainless steel one and half bowl sink with mixer tap and drainer, five gas ring Range cooker with stainless steel extractor canopy over, integrated fridge freezer, integrated auto washer, integrated dishwasher, partial tiling to walls, halogen ceiling spotlights, grey flooring, white tall double radiator, plug sockets, uPVC double glazed window to side elevation, uPVC double glazed door with glass opaque inserts to side elevation.

Ground Floor Shower Room

7' x 8'3" (2.13m x 2.51m)

Spacious double shower with combi shower over and separate hand held attachment, glass shower screen, vanity sink with mixer tap and storage below, low level w.c. flush. Modern uPVC sheeting to walls, double radiator, grey tiling to floor, vent, centre ceiling light, uPVC double glazed opaque window to rear elevation.

Stairs to Landing

15'3" x 6'4" (4.65m x 1.93m)

Newly fitted stair carpet, white hand rail/balustrade leading to spacious U-shape Landing with loft access, centre ceiling light, dark Oak effect laminate flooring, uPVC double glazed window to side elevation.

Master Bedroom

17'2" x 13'4" (5.23m x 4.06m)

uPVC double glazed window to front elevation, two double radiators, plug sockets, centre ceiling light, tv aerial point, dark Oak effect laminate flooring.

Bedroom Two

15'5" x 11'4" (4.70m x 3.45m)

uPVC double glazed window to rear elevation, double radiator, plug sockets, centre ceiling light, dark Oak effect laminate flooring. Built in double wardrobe, newly installed Baxi combi boiler.

Bedroom Three

9'1" x 7'11" (2.77m x 2.41m)

uPVC double glazed window to side elevation, double radiator, plug sockets, centre ceiling light, dark Oak effect laminate flooring.

Family Bathroom

7'2" x 6'0" (2.18m x 1.83m)

Three piece suite comprising double shower with combi shower over and separate hand held

attachment, shower screen, vanity sink unit with mixer tap and storage below, low level w.c. flush. Grey tiling to floor, modern uPVC sheeting to walls, centre ceiling light, double radiator, uPVC double glazed opaque window to side elevation

External Front

Paved area with centre design stocked with plants and shrubs. Boundary wall with brick piers, gate leading to entrance door.

External Rear

Laid to flag allowing off street parking for two vehicles

Detached Single Garage

The garage is currently rented from Bolton MBC (£100 per annum)

Tenure

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

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

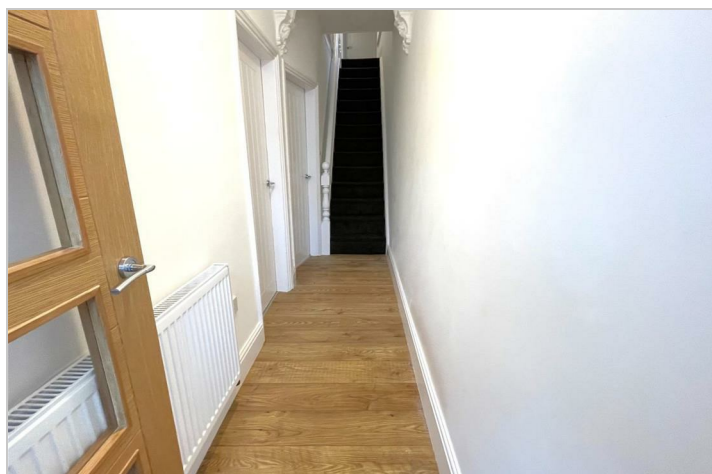
We understand the property is in council tax band B

this information has been taken from Valuation Office Agency www.voa.gov.uk website.

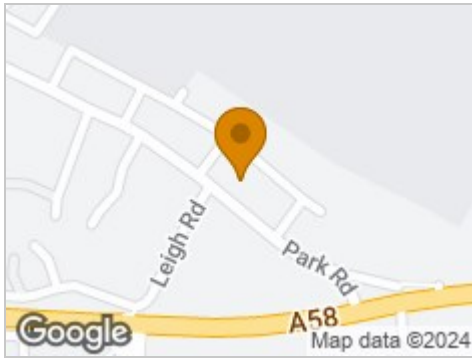
Disclaimer

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



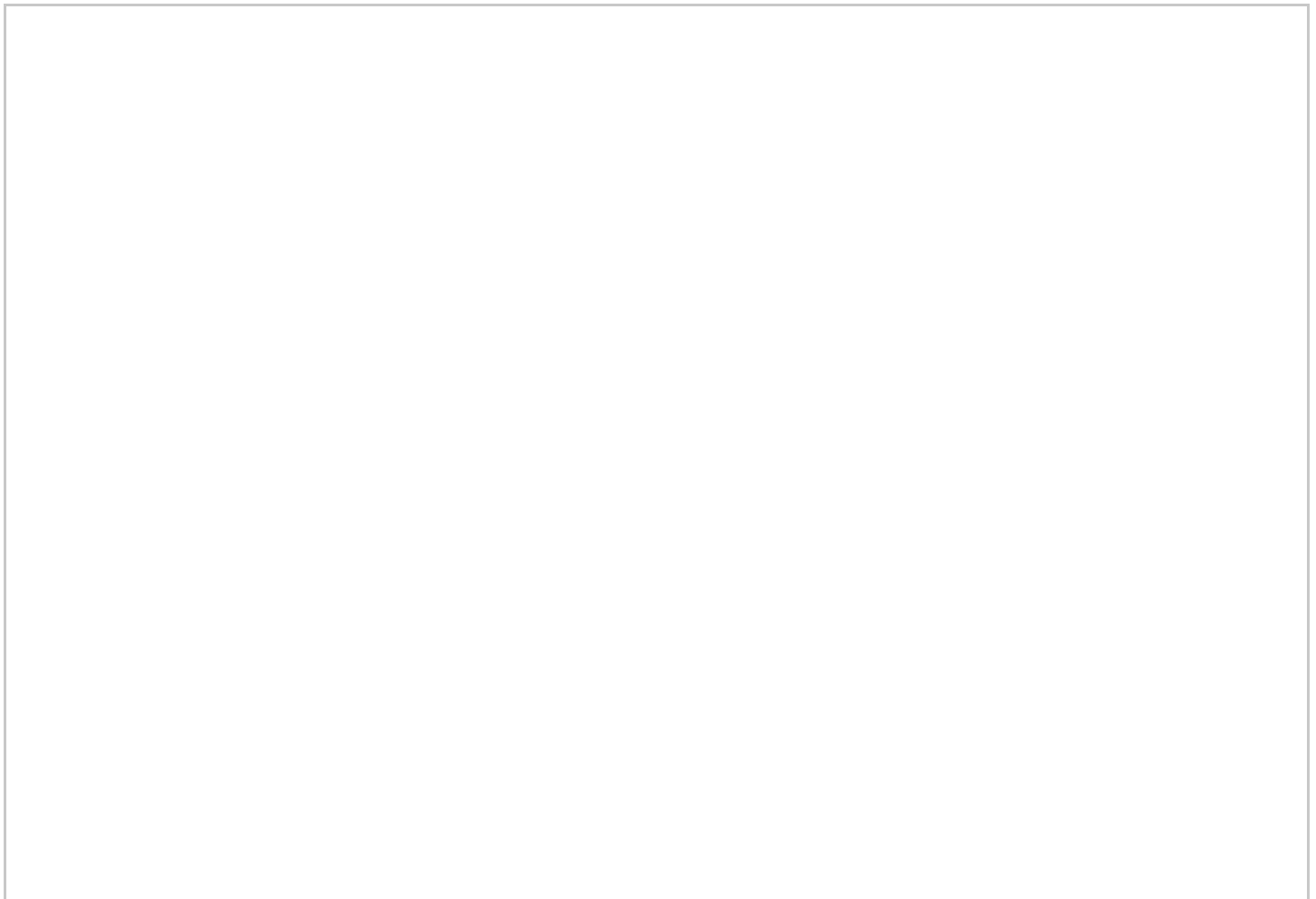
Hybrid Map



Terrain Map



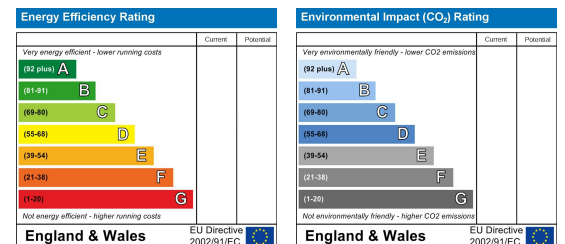
Floor Plan



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.