



74 Southfield Drive

Westhoughton, BL5 2PG

Offers in the region of £199,995



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Entrance Hall

4'6" x 4'4" (1.37m x 1.32m)

uPVC double glazed window to front aspect, stairs leading to first floor.

Lounge

15'8" x 11'11" (4.78m x 3.63m)

uPVC double patio doors leading to conservatory, radiator, laminate flooring, centre ceiling light, tv aerial point, plug sockets. Door to dining kitchen.

Dining Kitchen

19'4" x 8'6" (5.89m x 2.59m)

Modern fitted kitchen with a range of wall and base units and complimentary work surfaces over, stainless steel sink with mixer tap and drainer, integrated washer and dishwasher, stainless steel range style cooker with stainless steel chimney style extractor canopy over, radiator, tiled floor, uPVC double glazed doors to conservatory, uPVC double glazed window to front elevation and uPVC double glazed door to side elevation.

Conservatory

20'2" x 9'6" (6.15m x 2.90m)

French doors leading to rear garden, glass roof, plug sockets.

Stairs/Landing

Loft access, doors leading to bedrooms and bathroom.

Bedroom One

11'2" x 11'10" (3.40m x 3.61m)

uPVC double glazed window to rear elevation, radiator, plug sockets, centre ceiling light, space to site bedroom furniture as desired.

Bedroom Two

11'11" x 8'3" (3.63m x 2.51m)

Further Double Bedroom with uPVC double glazed window to rear elevation, radiator, plug sockets, centre ceiling light, space to site bedroom furniture as desired.

Bedroom Three

7'7" x 8'9" (2.31m x 2.67m)

uPVC double glazed window to front elevation, radiator, plug sockets, centre ceiling light, space to site bedroom furniture as desired.

Bathroom

7'0" x 5'1" (2.13m x 1.55m)

Three piece suite comprising panelled bath with shower over and fixed shower screen, pedestal hand wash basin, low level w.c. flush. uPVC double glazed opaque window to front elevation.

External Front

Garden laid mainly to lawn, mature borders stocked with trees, plants and shrubs. Larger than average driveway for ample off road parking. Double gates allowing access for additional parking to side.

External Rear

Private rear garden which is fully decked, borders stocked with plants and shrubs.

Detached Garage

With up and over door.

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 A 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

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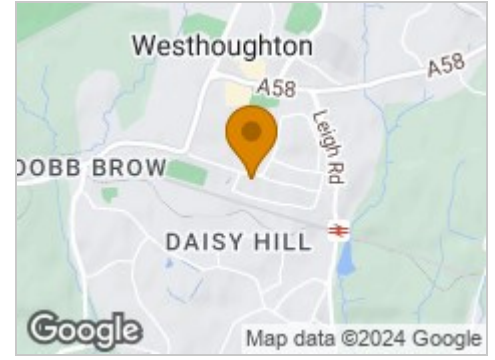
Road Map



Hybrid Map



Terrain Map



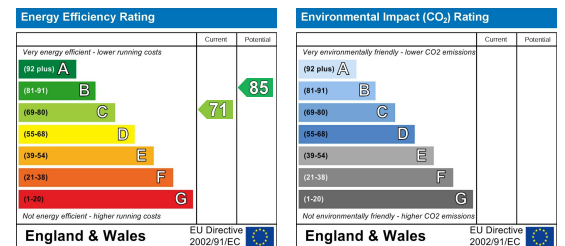
Floor Plan



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.