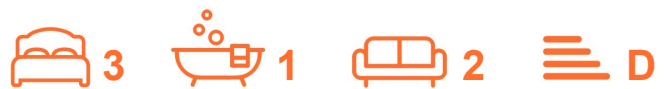




37 Marlbrook Drive

Westhoughton, BL5 2LS

£1,100 Per month



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Entrance Hallway

Double glazed door leading to entrance hallway, radiator, carpet to floor, stairs to first floor, double wooden doors leading into the lounge.

Lounge

12'3" x 14'4" (3.73m x 4.37m)

Spacious through lounge / diner - Double glazed window to the front elevation which is not overlooked, feature gas fire with wooden surround, marble back and hearth, radiator, carpet to floor. Leading to dining area.

Dining Area

7'9" x 9'7" (2.36m x 2.92m)

Double glazed French doors leading onto the large rear garden, radiator, carpet to floor.

Kitchen

8' x 9'8" (2.44m x 2.95m)

Double glazed window to rear elevation which is not overlooked, wall and base units with complimentary work surface, built in oven, electric hob with extractor fan over, integrated fridge, stainless steel sink with drainer and mixer tap, understairs cupboard, side door leading into integral garage.

Extended Integral Garage

7'8" x 30'0" (2.34m x 9.14m)

Larger than average size garage with up and over door, double glazed window to rear elevation and door to side leading to the rear garden, plumbing for washing machine, power and light.

Landing

Double glazed window to side aspect, loft access, carpeted.

Master Bedroom

9'0" x 11'4" (2.74m x 3.45m)

Double glazed window to front elevation which is not overlooked, radiator, carpet to floor.

Bedroom Two

9'0" x 11'4" (2.74m x 3.45m)

Double glazed window to rear elevation which is not overlooked, radiator, carpet to floor.

Bedroom Three

6'2" x 9'7" (1.88m x 2.92m)

Double glazed window to the front elevation which is not overlooked, radiator, carpet to floor

Bathroom

Fully tiled bathroom with three piece suite comprising of; Low level WC, hand wash basin, bath with shower over, double glazed window to rear elevation, heated towel rail, laminate flooring.

Externally

To the front of the property which is not overlooked can be found a low maintenance garden and driveway leading to an attached large garage.

To the rear of the property which is not overlooked can be found a large patio area which leads onto a very large garden which is mainly laid to lawn, perfect for entertaining, fenced panelled boundaries for privacy with mature trees and shrubs.

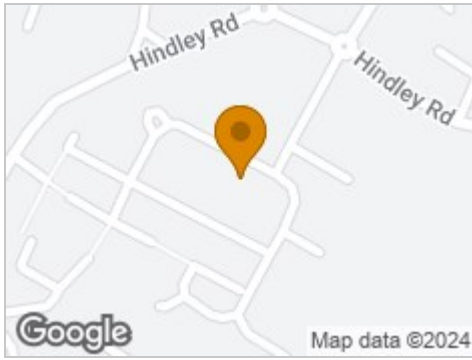
Disclaimer

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.



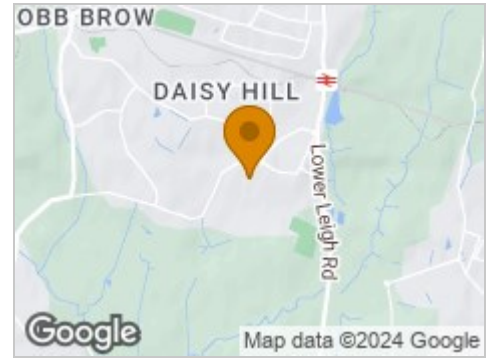
Road Map



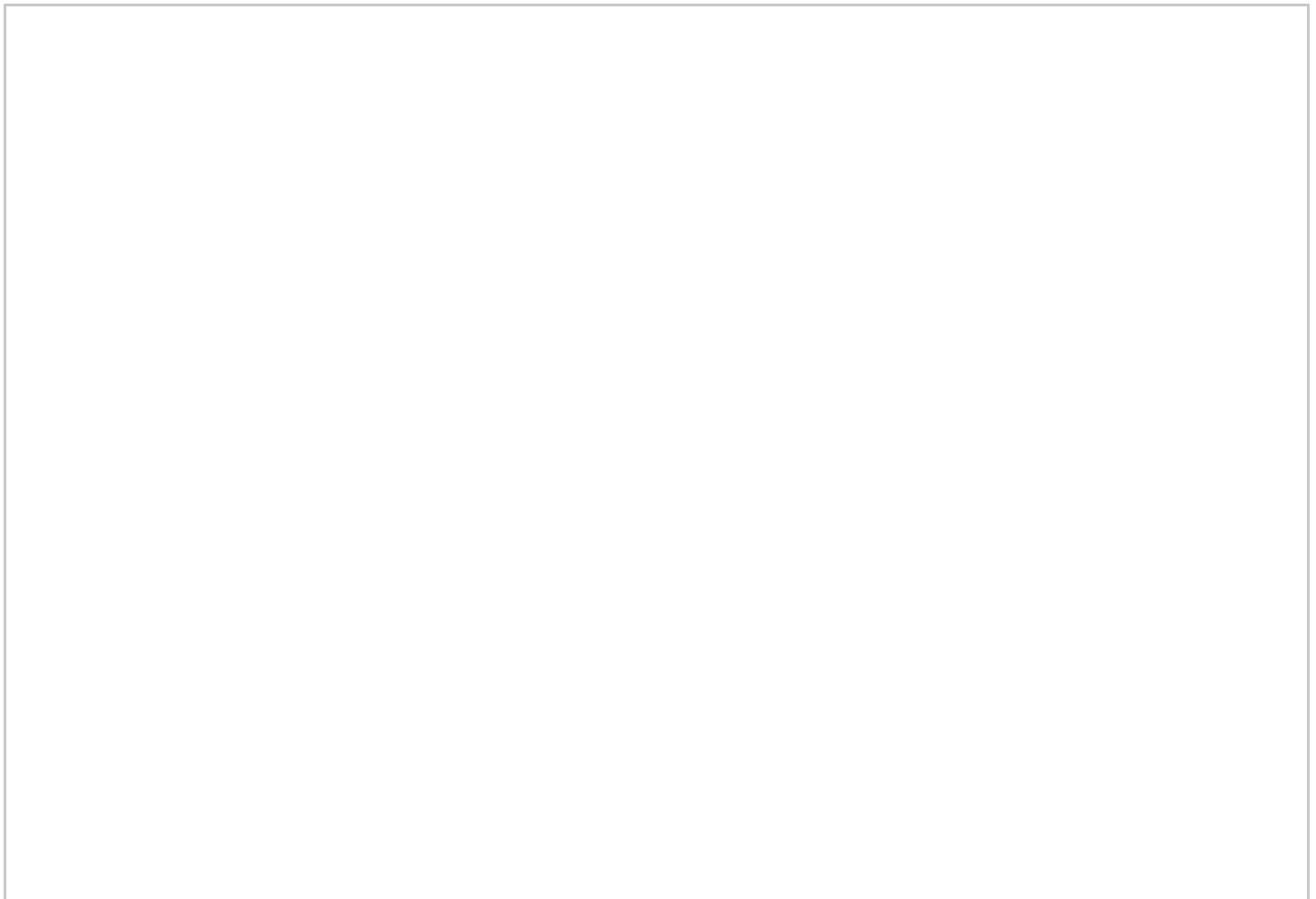
Hybrid Map



Terrain Map



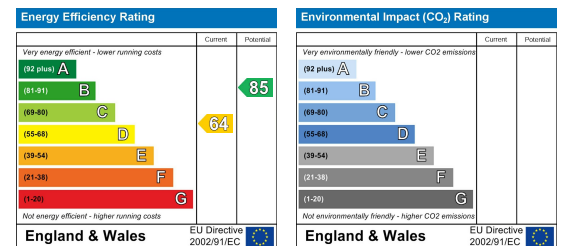
Floor Plan



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.