



1 Selbourne Close

Westhoughton, BL5 3UH

Offers in the region of £220,000



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Ground Floor

Enter through the double glazed double door with obscured glass and glass side panel to the entrance hallway.

Entrance Hallway

7'5" x 3'6" (2.26m x 1.07m)

Radiator, plug sockets, carpet to floor, centre ceiling lights, alarm panel.

Through Lounge/Dining Area

24'8" x 12'0" (7.52m x 3.66m)

Lounge: Double glazed window to front elevation, centre ceiling light fitting, carpet to floor, double radiator, tv aerial point, plug sockets, coving. Traditional mahogany fire surround with marble effect back and hearth, gas fire. Under stairs storage cupboard.

Dining Area: Double radiator, centre ceiling light, carpet to floor, double radiator, plug sockets, wall light, uPVC double glazed patio door opening onto private rear garden.

Kitchen

10'6" x 7'4" (3.20m x 2.24m)

Fitted with a range of white wall and base units with white complimentary work surfaces over, one half bowl sink unit with mixer tap, gas hob with extractor fan above, integrated oven and grill, space to site washing machine and space to site tumble dryer, under counter fridge, partial tiling to walls, tiling to floor, plug sockets, centre ceiling light, double glazed window to rear elevation.

First Floor Landing

Curved staircase, carpet to stairs, wooden

balustrade and hand-rail, double glazed window to side elevation. Landing with loft access, centre ceiling light.

Bedroom One

10'10" x 10'6" (3.30m x 3.20m)

Double glazed window to rear elevation, built-in wardrobes and drawer units, centre ceiling light, radiator, carpet to floor, plug sockets.

Bedroom Two

10'5" x 9'3" (3.18m x 2.82m)

Double glazed window to front elevation, built-in wardrobes and built-in drawer units, centre ceiling light, radiator, carpet to floor, plug sockets.

Bedroom Three

8'5" x 8'0" (2.57m x 2.44m)

Double glazed window to front elevation, built-in wardrobes, centre ceiling light, carpet to floor, radiator, plug sockets.

Family Bathroom

8'11" x 8'4" (2.72m x 2.54m)

Three piece suite comprising bath with mixer tap, pedestal sink, low-level w.c. flush. Fully tiled walls, carpet to floor, centre ceiling light, cupboard housing boiler, radiator, double glazed opaque window to rear elevation.

Integral Garage

Up and over door, power and light.

External

Front: Flowers to borders, shrubs and mature trees. Driveway allowing off road parking.

Rear: Large Private Rear Garden with Patio Area and Fenced Panelled Boundaries.

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD £10.00 per annum.

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 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



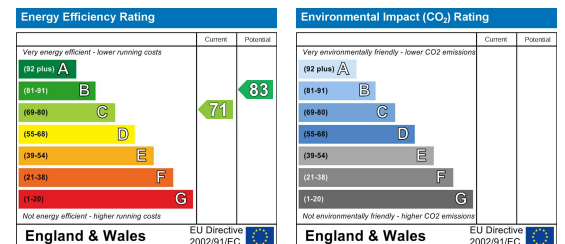
Floor Plan



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.