



18 Fellbridge Close

Westhoughton, BL5 3UD

Offers over £240,000



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Accommodation Comprises

Enter via the uPVC double glazed door with glass panelled inserts into entrance hallway.

Entrance Hallway

6'9" x 3'9" (2.06m x 1.14m)

Laminate flooring, double radiator, centre ceiling light, plug socket, alarm panel, central heating control, leading through the double doors into lounge.

Lounge

15'1" x 11'7" (4.60m x 3.53m)

Light filled lounge with uPVC double glazed bay window to front elevation, coving, tv aerial point, carpet to floor, Adam style oak fire surround with marble back and hearth housing gas fire, double radiator, plug sockets.

Kitchen / Diner

14'11" x 9'3" (4.55m x 2.82m)

Spacious Kitchen/Diner fitted with an array of soft closing beige wall and base units with black complimentary work surfaces over, one and half bowl stainless steel sink with mixer tap and drainer, integrated oven with gas hob and stainless steel extractor fan above, space for auto washer and space for dishwasher, under counter fridge and under counter freezer, partial tiling to walls, spotlights to ceiling, space to site dining table and chairs, double radiator, under stairs storage cupboard, tiling to floor. uPVC double glazed window to rear elevation overlooking the beautiful rear garden, uPVC double glazed stable door with glass inserts to rear elevation.

First Floor Stairs/Landing

10'1 x 6'8 (3.07m x 2.03m)

Carpet to stairs, wooden hand rail, white balustrade unit leading to landing with uPVC double glazed window to side elevation, carpet to floor, plug sockets, cupboard housing boiler with shelving, loft access.

Master Bedroom

13'6" x 8'1" (4.11m x 2.46m)

uPVC double glazed window to front elevation. Built in wardrobes with bedside cabinets and overhead storage cupboards, built in dressing table with drawers and seating area, carpet to floor, tv aerial point, plug sockets, radiator, centre ceiling light.

Bedroom Two

10'10" x 8'1" (3.30m x 2.46m)

uPVC double glazed window to rear elevation. Centre ceiling light, carpet to floor, radiator, coving, space to site bedroom furniture as desired.

Bedroom Three

8'5" x 6'9" (2.57m x 2.06m)

uPVC double glazed window to front elevation, coving, carpet to floor, plug sockets, double radiator, space to site bedroom furniture as desired.

Family Bathroom

6'2" x 5'10" (1.88m x 1.78m)

Three piece suite comprising bath with combi shower over and separate hand held attachment and fixed shower screen, pedestal sink with mixer tap, low level w.c. flush. Chrome radiator, mirror with light to wall, spotlights to ceiling, part tiled walls, vinyl flooring, uPVC double glazed opaque window to rear elevation.

External

Front: Garden laid to lawn with borders stocked with plants and shrubs. Large Driveway for ample off road parking for upto four vehicles.

Rear: Beautiful Rear Garden laid to lawn with plants, shrubs, flowers and mature trees, paving and decked patio/entertaining area. Fenced panelled boundaries.

Detached Garage

Detached Garage with Power and Light.

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 Band

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



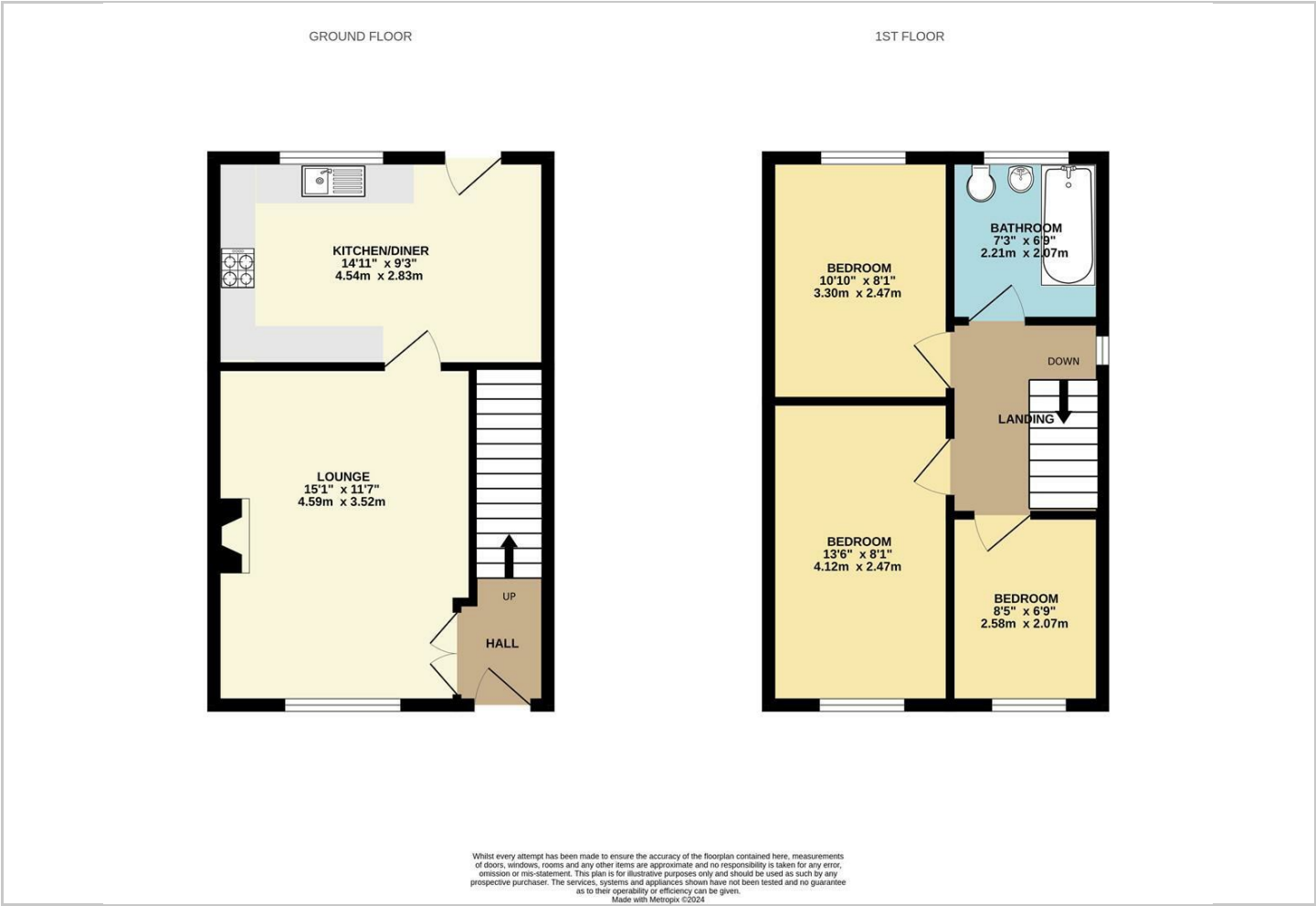
Hybrid Map



Terrain Map



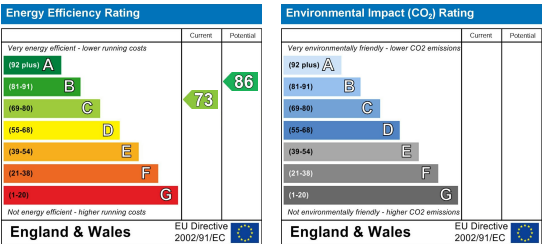
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.