



## 4 Kennet Close

Westhoughton, BL5 3EZ

**£200,000**





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## Accommodation comprises

Entering through the uPVC double glazed front entrance door with oval obscured glass patterned insert into porch area.

## Porch

6'6" x 3'3" (1.98m x 0.99m)

uPVC double glazed windows to front and side elevations. Wall light, tiling to floor.

## Spacious through Lounge / Diner

25'2" x 14'11" (7.67m x 4.55m)

uPVC double glazed window to front elevation, uPVC double glazed window to rear elevation, two double radiators, two centre ceiling lights, carpet to floor, plug sockets, tv aerial point, traditional Adam style mahogany fire surround with marble effect back and hearth, gas fire. Stairs leading to first floor.

## Kitchen

11'11" x 8'1" (3.63m x 2.46m)

Fitted with a range of cream wall and base units with complimentary work surfaces over, stainless steel sink with mixer tap and drainer, space to site washing machine and space to site tumble dryer, cooker, fridge freezer, double radiator, centre ceiling light, partial tiling to walls, grey vinyl flooring, under stairs storage cupboard. uPVC double glazed window to rear elevation overlooking the private rear garden, uPVC double glazed door with opaque square glass insert.

## Stairs / Landing

9'2" x 6'9" (2.79m x 2.06m)

Carpet to stairs, wooden hand rail and balustrade unit. Loft access (advised by vendor loft partially boarded), centre ceiling light, Worcester combi

boiler, uPVC double glazed window to side elevation.

## Master Bedroom

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

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

## Bedroom Two

11'10" x 8'3" (3.61m x 2.51m)

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

## Bedroom Three

8'1" x 7'3" (2.46m x 2.21m)

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

## Shower Room

6'8" x 6'1" (2.03m x 1.85m)

Comprising Shower cubicle with combi shower, vanity sink with mixer tap and storage below, low level w.c. flush. Fully tiled walls, grey vinyl flooring, double radiator, vent. uPVC double glazed opaque window to rear elevation.

## Detached Single Garage

Larger than average garage with the potential to convert into multiple uses.

## External

Front: Driveway allowing off road parking for three/four vehicles.

Private rear garden with slated pebbles, mature trees and hedges. Borders stocked with plants and shrubs. Patio/seating area

### 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.

### Disclaimer

All Properties

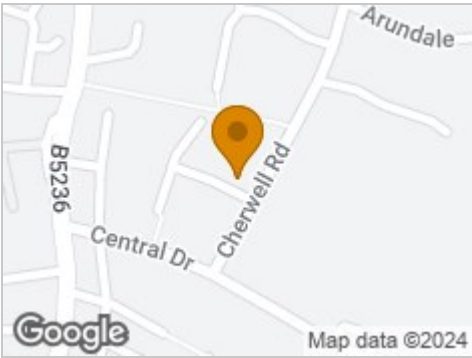
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Road Map



Hybrid Map



Terrain Map



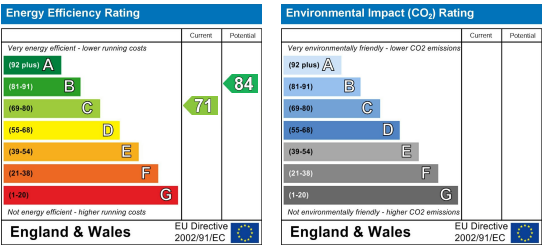
Floor Plan



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



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