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£850 Per month

19 Mabel Street, Westhoughton, Lancashire, BL5 2LB

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Charlesworth Estates are delighted to bring to market FOR RENT this TWO bedroom end terraced property situated within walking distance of Daisy Hill railway station, local shops, bus routes and schools. The property briefly comprises, lounge, open plan dining kitchen and family bathroom. Good sized rear garden. Call now to view.

Property comprises

Glazed panelled entrance door into reception hallway.

Reception Hallway

Radiator housed behind radiator cover, ceramic tiled floor, stairs to first floor and panelled doors to lounge and dining room/sitting room.

Lounge (to the front of property)

12'3" x 12' (3.73m x 3.66m)

uPVC double glazed window to front elevation, carved stone effect fire surround with matching back and hearth and inset living flame gas fire, radiator, power point, cornice ceiling, cable data outlet and telephone socket.

Dining Kitchen

21'2" max x 16' max (6.45m max x 4.88m max)

Fitted base and wall units with work surfaces and tiled splashbacks to walls, inset one and half bowl corian sink with mixer tap, integrated stainless steel electric oven with inset stainless steel electric oven with inset stainless steel gas hob with extractor canopy over. Plumbed for auto washer, radiator, power point, cornice ceiling, panelled door to under stairs storage, uPVC french doors to rear elevation and uPVC glazed panelled external door to side elevation, uPVC double glazed window to side elevation.

Stairs off to first floor

Access to roof space, panelled doors to bedrooms and bathroom.

Bedroom One

16' max into alcoves x 12' (4.88m max into alcoves x 3.66m)

uPVC double glazed window to front elevation, radiator, power points, door to built in wardrobes (in addition to room dimension stated)

Bedroom Two

12'7" x 8'5" opening up to 11'7" into recess (3.84m x 2.57m opening up to 3.53m into recess)

uPVC double glazed window to rear elevation, radiator, power points, laminate floor. Panelled door to built in wardrobe (housing the wall mounted gas central heating boiler).

Family Bathroom

Four piece suite comprising bath, fully tiled walk in shower cubicle with hinged glazed door, pedestal hand wash basin, low level wc flush. Tiling to walls, inset ceiling spotlights, ceramic tiled floor, uPVC double glazed opaque window to rear elevation.

External

Front: Block paved frontage with low level garden wall.

Rear: Enclosed rear garden with raised decked patio/ entertaining areas and borders stocked with plants and shrubs.

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.

