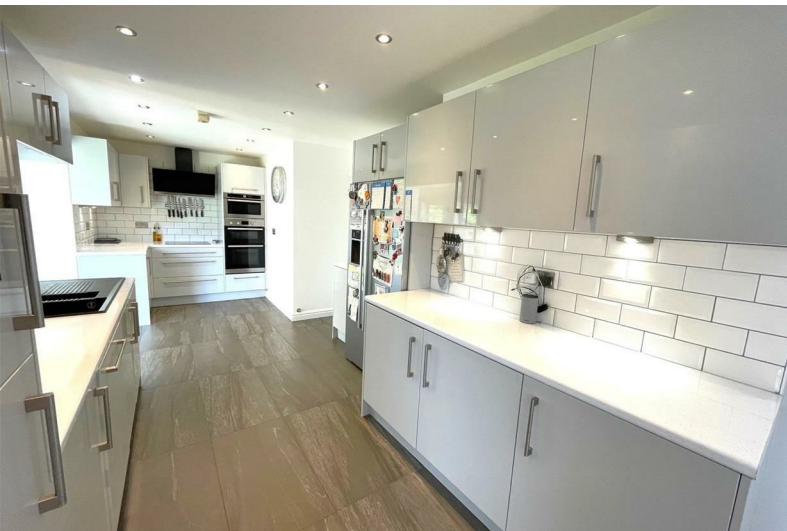




## 31 Redwood

Westhoughton, BL5 2RU

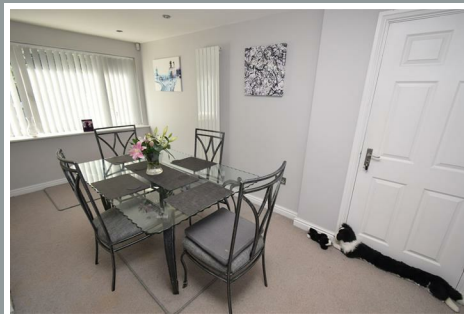
**£450,000**



# 31 Redwood

Westhoughton, BL5 2RU

£450,000



## Accommodation Comprises

Entering through the composite front door with glass obscured insert to side, leading through to the welcoming entrance hallway.

## Entrance Hallway

13'9" x 8'11" (4.19m x 2.72m)

Spacious Entrance Hallway with Laminate flooring, halogen ceiling spotlights, white radiator, coving, understairs storage cupboard, plug socket.

## Lounge

17'3" x 13'11" (5.26m x 4.24m)

uPVC double glazed window to front elevation, uPVC double glazed window to side elevation, wooden flooring, tv aerial point, plug sockets, two radiators, coving, halogen ceiling spotlights, plug sockets.

## Reception Room Two/Study

9'7" x 8'3" (2.92m x 2.51m)

Leading off the entrance hallway. uPVC double glazed window to front elevation, laminate flooring, double radiator, coving, plug sockets, built in cupboard and desk, two wall lights.

## Kitchen/Dining Area

28'5" x 17'2" to widest point (8.66m x 5.23m to widest point)

Fitted with a range of grey high gloss wall and base units (soft closing) with complimentary white speckled work surfaces over, black sink with mixer tap and drainer, integrated oven and grill, integrated dishwasher, integrated auto washer, electric hob with extractor fan above, partial tiling to walls, space to site American style fridge freezer, halogen ceiling spotlights, porcelain tiling to floor.

Dining Area with uPVC double glazed window to front elevation, uPVC double glazed door with patterned obscured glass to rear elevation, carpet to floor, plug sockets, halogen ceiling spotlights, tall white ladder style radiator. Door to side elevation.

## Reception Room Three/Family Room L Shaped

24'3" x 12'0" (7.39m x 3.66m)

Wooden flooring, tv aerial point, island with complimentary white speckled work surface and storage cupboards below, bar stools. Large patio doors opening onto the beautiful rear garden. Plug sockets, halogen ceiling spotlights, two white tall modern radiators. uPVC double glazed windows to rear elevation and further uPVC double glazed window to side elevation.

## Downstairs w.c/cloaks

5'6" x 3'11" (1.68m x 1.19m)

Low level w.c. flush, pedestal sink with mixer tap, chrome radiator, partial tiling to walls, tiled floor, ceiling spotlights. uPVC double glazed opaque window to side elevation

## Stairs/Landing

13'4" x 8'11" (4.06m x 2.72m)

Access off the entrance hallway. Carpet to stairs, white wooden balustrade unit with white hand rail. Leading onto the very spacious u-shape landing with carpet to floor, halogen ceiling spotlights, radiator, wall light. uPVC double glazed window to front elevation.

## Master Bedroom

17'6" x 13'11" (5.33m x 4.24m)

uPVC double glazed window to front elevation, uPVC double glazed window to both side elevations. Built in wardrobes and built in dressing table with drawers and cupboards. Plug sockets, halogen ceiling spotlights, double radiator.

## Bedroom Two

9'9" x 8'0" to wardrobe space (2.97m x 2.44m to wardrobe space)

uPVC double glazed window to front elevation, halogen ceiling spotlights, carpet to floor, radiator. Built in wardrobes.

## En-Suite Shower Room

9'9" x 4'7" (2.97m x 1.40m)

Shower cubicle with combi shower, low level w.c. flush, vanity sink with mixer tap and storage below. Halogen spotlights to ceiling, fully tiled walls, tiled floor. uPVC double glazed window to rear elevation.

## Bedroom Three

9'5" x 8'1" (2.87m x 2.46m)

uPVC double glazed window to rear elevation, laminate flooring, plug sockets, radiator, loft access.

## Bedroom Four

10'4" x 8'1" (3.15m x 2.46m)

uPVC double glazed window to rear elevation, halogen ceiling spotlights. Built in wardrobes with overhead storage cupboards and built in bedside drawer unit, built in dressing table with overhead storage cupboard. Radiator, plug sockets.

## Spacious Family Wet Room/Bathroom

14'3" x 7'2" (4.34m x 2.18m)

Part wet room with fully tiled walls and flooring, halogen ceiling spotlights, combi shower with rainfall shower head and separate

hand held attachment. Low-level w.c flush, vanity sink with mixer tap and storage below. Step upto the beautiful slipper style bath with waterfall attachment and separate hand held attachment. Two chrome radiators, halogen ceiling spotlights, uPVC double glazed window to side elevation.

### External

Front: Larger than average driveway with ample off road parking for four/five vehicles. Pebbled garden area with mature trees and shrubs. Private aspect to the front not overlooked.

Rear: Beautiful large rear garden laid mainly to lawn with Indian stone paving, fenced panelled boundaries, mature trees, flowers and shrubs, two garden sheds, gated side access.

### Integral Garage

Electric Garage Door, the garage has power and light, wall mounted combi boiler.

### 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.

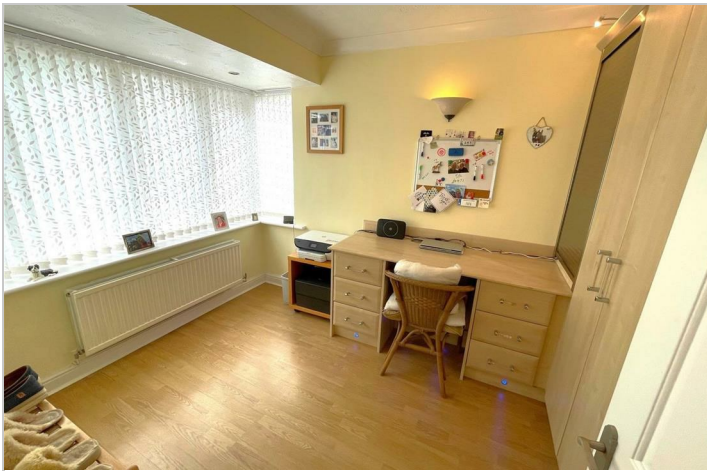
### Council Tax

We understand the property is in council tax band F this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

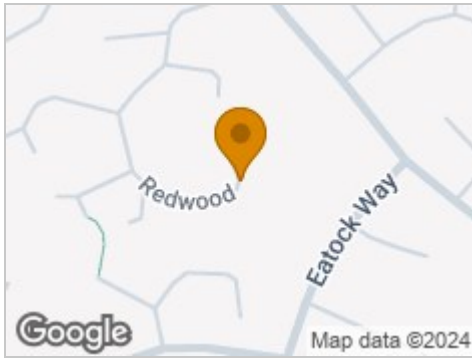
### Disclaimer

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.



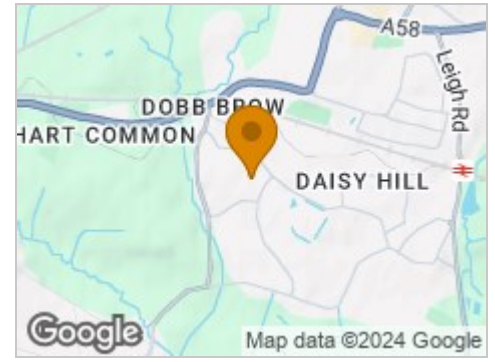
## Road Map



## Hybrid Map



## Terrain Map



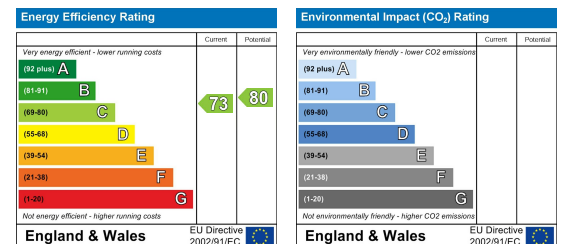
## Floor Plan



## 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.