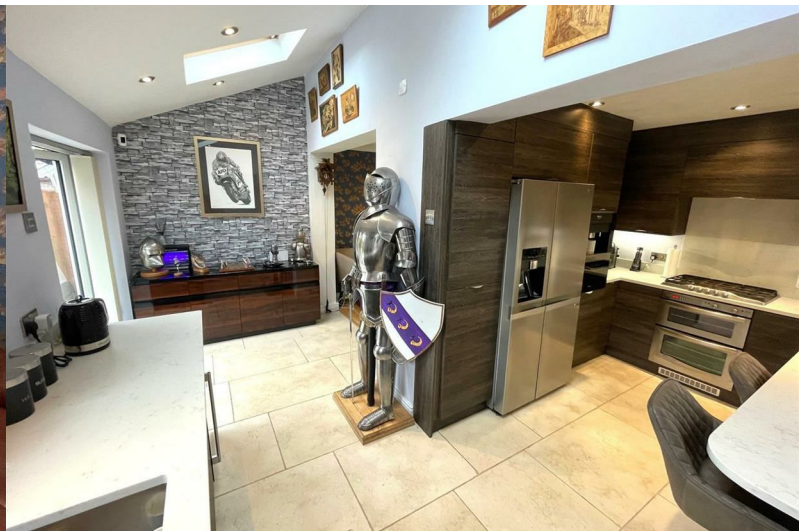
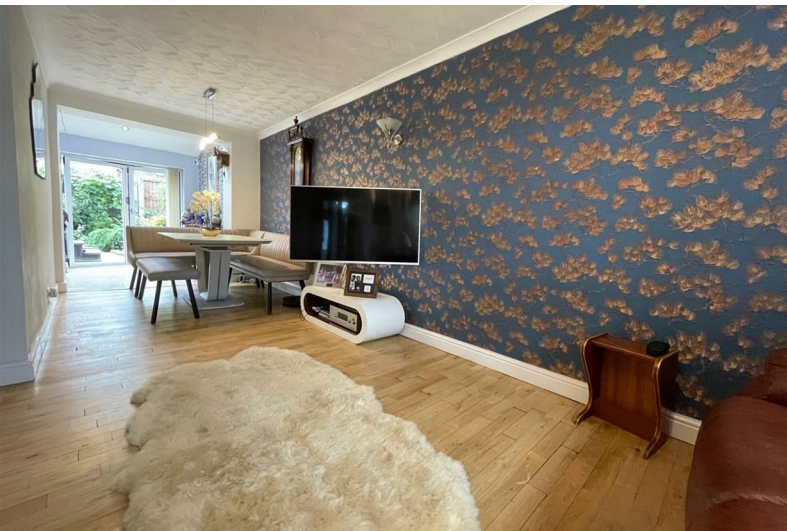
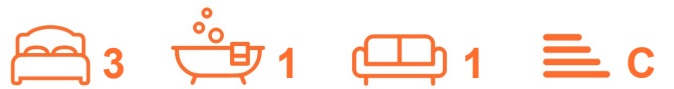




59 Old Vicarage

Westhoughton, BL5 2EL

£240,000



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Accommodation comprises

Entering through the uPVC double glazed composite door with obscured glass patterned arched insert.

Porch area

6'0" x 2'10" (1.83m x 0.86m)

Composite front door, built in cupboard, oak wooden flooring, additional built in storage cupboard, centre ceiling light.

Entrance Hallway

Welcoming Entrance Hallway with uPVC double glazed window to side elevation, oak wooden flooring, radiator behind decorative cover, plug socket, centre ceiling light.

Lounge

22'9" x 13'6" (6.93m x 4.11m)

Spacious 22'9 Through Lounge/Dining Room with uPVC double glazed window to front elevation, oak wooden flooring, coving, two centre ceiling lights, storage cupboard housing utility meters, wall lights, plug sockets, two double radiators.

Extended Kitchen/Diner

16'6 x 15'1 (5.03m x 4.60m)

This Beautiful Large Extension Boasts a Vaulted Ceiling with Two Sky-Lights with Plenty of Natural Light and Comprises of an Ultra-Modern Kitchen/Diner with IMPACT Fitted Kitchen and an array of Wall and Base Units and Melrosa complimentary work surfaces over, one and half bowl stainless steel sink with mixer tap and integrated drainer within the work surface, built in 5-ring gas hob and extractor fan above, breakfast bar with stools, double radiator, plug sockets, spotlights to ceiling, tv aerial point, limestone flooring, spotlights to ceiling, bi-folding doors leading onto the beautiful private rear garden.

Utility Room

8'5" x 4'4" (2.57m x 1.32m)

Impact wall and base units with Melrosa complimentary

work surface over, built in cupboard, circular stainless steel sink with mixer tap, modern tall radiator, limestone flooring, ceiling spotlights, stable door leading to rear garden and additional door leading to side elevation.

Downstairs wc

Vanity sink with mixer tap and storage cupboard below and grey speckled splashback, low level w.c flush, limestone flooring, double radiator, ceiling spotlights, uPVC double glazed opaque window to front elevation.

Stairs/Landing

8'1" x 7'1" (2.46m x 2.16m)

Carpet to Stairs, Oak balustrade unit, uPVC double glazed window to side elevation, centre ceiling light, carpet to floor. loft access. Advised by vendor loft partially boarded and has power and light.

Master Bedroom

12'8" x 8'1" (3.86m x 2.46m)

uPVC double glazed window to front elevation, double radiator, centre ceiling light, laminate flooring, plug sockets. Built in wardrobes with sliding doors, built in dressing table.

Bedroom Two

9'8" x 9'0" (2.95m x 2.74m)

uPVC double glazed window to rear elevation, centre ceiling light, laminate flooring. Built in wardrobe, built in table with drawer units and cupboard, radiator, plug sockets.

Bedroom Three

6" x 5'11" (1.83m x 1.80m)

uPVC double glazed window to front elevation, radiator, oak wooden flooring, plug sockets. Built in wardrobes and build in desk unit.

Bathroom

6'3" x 6'3" (1.91m x 1.91m)

Three piece suite comprising fully tiled corner shower

cubicle with electric shower, low level wc flush, vanity sink with mixer tap and storage cupboard below and granite work surface. Tiling to floor, ceiling spotlights, chrome radiator, mirror to wall ,uPVC double glazed opaque window to rear elevation.

Detached Garage

With power and light.

External

Front: Garden laid with astro-turf. Borders stocked with flower and shrubs. Larger than average block paved driveway allowing off road parking for up to four/ five vehicles.

Rear: Garden with indian stone paving, pond, borders stocked with mature trees, plants and shrubs. Outdoor kitchen area with barbecue and additional seating area / entertaining area. External power sockets, fenced panelled boundaries.

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (951 YEARS REMAINING)

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.

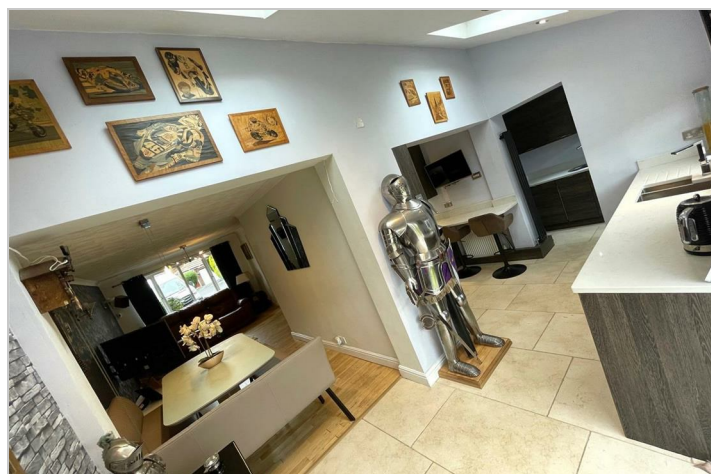
Council Tax

We understand the property is in council tax band B this information has been taken from Valuation Office Agency www.voa.gov.uk website.

Disclaimer

All Properties

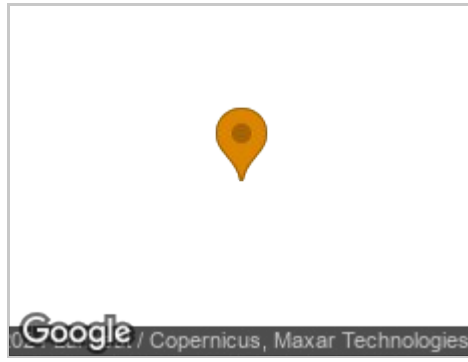
All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working 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



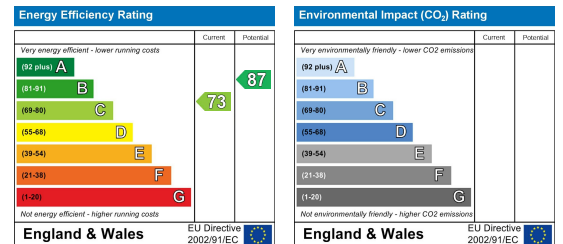
Floor Plan



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