



133 Bolton Road

Westhoughton, BL5 3DY

Guide price £90,000



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Accommodation

Entering through the front entrance door into the porch area leading into the lounge.

Spacious Lounge

14'11" x 12'10" (4.55m x 3.91m)

Double glazed window to front elevation, carpet to floor, centre ceiling light, coving, gas inset fire with marble effect surround, plug sockets, cupboard housing utility meters.

Reception Room Two/Dining Room

14'11" x 9'8" (4.55m x 2.95m)

Patio doors leading to rear courtyard garden. Carpet to floor, coving, centre ceiling light, electric fire with mahogany fire surround and tiled back. Under stairs storage space, plug sockets, double radiator.

Kitchen

9'1" x 5'5" (2.77m x 1.65m)

uPVC double glazed window to side elevation, uPVC double glazed window to rear elevation. White wall and base units with grey work surfaces over, stainless steel sink with mixer tap and drainer, plumbed for auto washer, space for under counter fridge, space for under counter freezer, strip light to wall, plug sockets.

Stairs/Landing

Carpet to stairs. Wooden hand rail.

Landing - carpet to stairs, double radiator, wall light, loft access.

Bedroom One

14'11" x 12'10" (4.55m x 3.91m)

Great size bedroom with double glazed leaded window to front elevation, carpet to floor, fitted wardrobes, double radiator, plug sockets.

Bedroom Two

9'8" x 8'3" (2.95m x 2.51m)

uPVC double glazed window to rear elevation, cupboard housing boiler, carpet to floor, double radiator, ceiling spotlights, plug sockets. Built in wardrobe with cupboard above.

Shower Room

7'0" x 6'10" (2.13m x 2.08m)

uPVC double glazed opaque window to rear elevation. Double shower cubicle with electric shower and hand held attachment, low level w.c. flush, vanity sink with mixer tap and storage cupboard below. Partial tiling to walls, vinyl flooring, shelving and cupboard, vent.

External

Rear Courtyard: Paved with steps up to original external outhouse with Wc. Gated rear access. Potential to extend out at the rear subject to planning permission.

Detached Single Garage

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

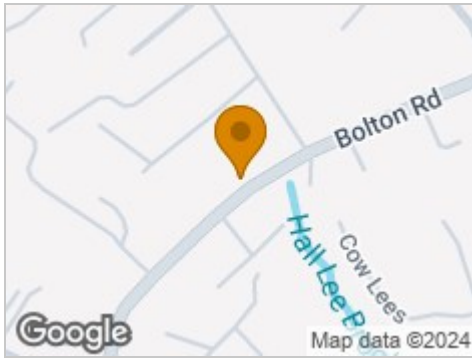
All Properties

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



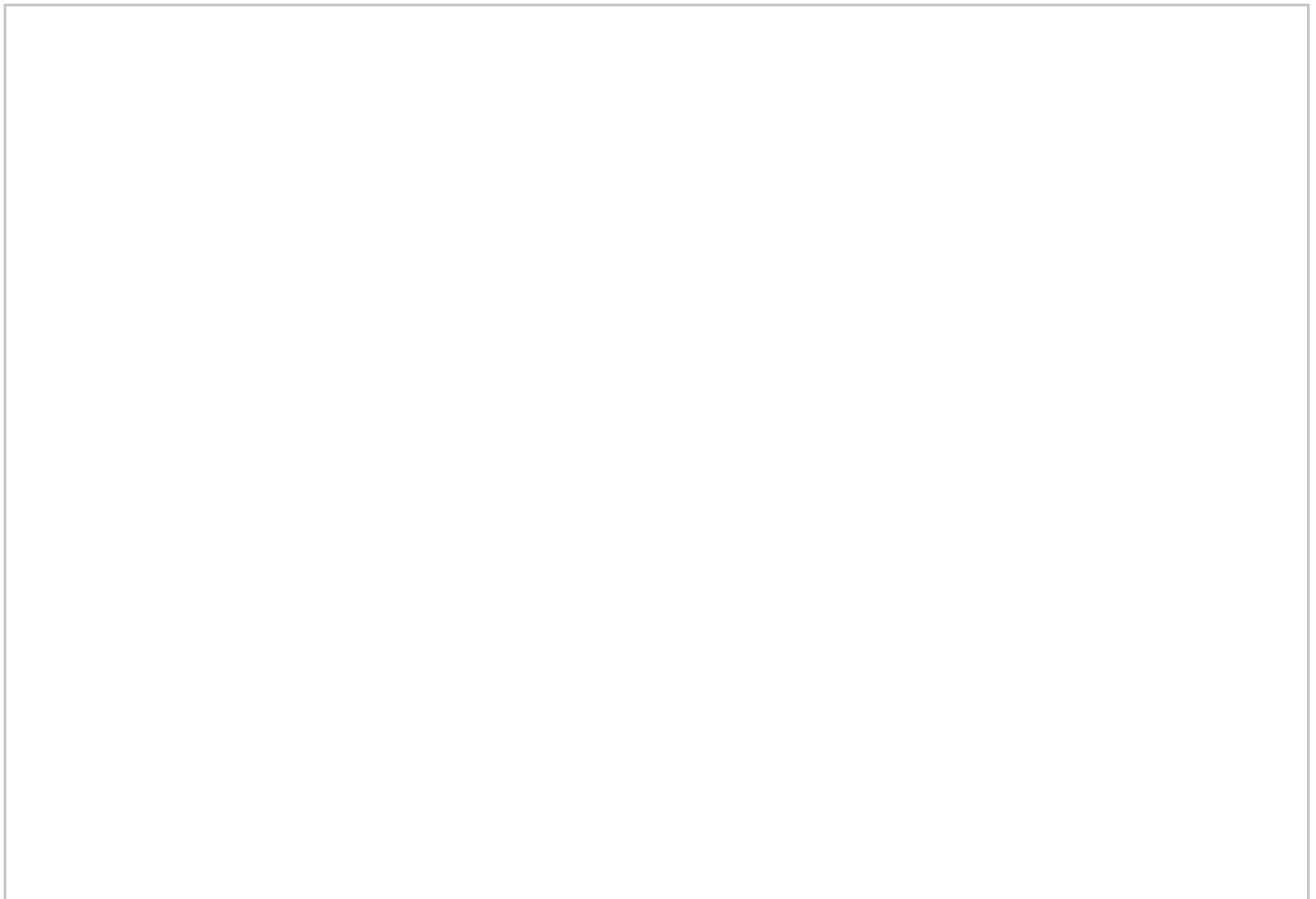
Hybrid Map



Terrain Map



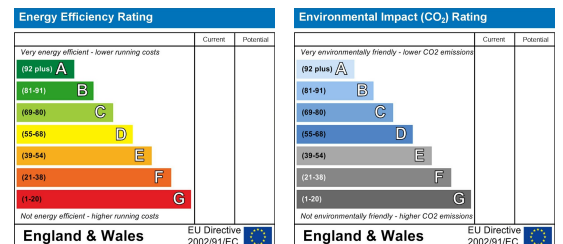
Floor Plan



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.