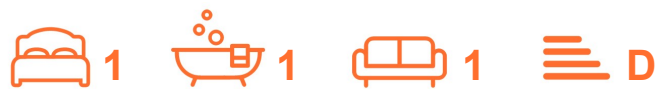




## 2 White Horse Grove

Westhoughton, BL5 3ET

**£144,000**





# 2 White Horse Grove

Westhoughton, BL5 3ET

**£144,000**



## Accommodation

Enter through the uPVC double glazed door into the spacious entrance hallway.

## Entrance Hallway

15'5" x 6'8" (4.70m x 2.03m)

Carpet to floor, double radiator, two centre ceiling lights, cupboard housing utility meters, cupboard housing Worcester combination boiler and plumbed for washing machine. Additional storage cupboard with shelving.

## Lounge

16'1" x 10'4" (4.90m x 3.15m)

uPVC double glazed window to front elevation, two radiators, two centre ceiling lights, plug sockets, carpet to floor, tv aerial point.

## Kitchen

11'2" x 6'6" (3.40m x 1.98m)

Fitted with a range of beige shaker style wall and base units with complimentary work surfaces over, built in oven and gas hob with extractor fan above, one and half bowl sink unit with mixer tap and drainer, laminate flooring, radiator, partial tiled walls, plug sockets, under counter fridge, under counter freezer, centre ceiling light.

## Bedroom

13'11" x 8'9" (4.24m x 2.67m)

uPVC double glazed window to front elevation, centre ceiling light, plug sockets, carpet to floor, radiator. Built in wardrobes with storage cupboards above and further space to site bedroom furniture as desired.

## Additional Storage Room

5'5" x 4'6" (1.65m x 1.37m)

Carpet to floor and light.

## Bathroom

8'5" x 5'5" (2.57m x 1.65m)

uPVC double glazed opaque window to front elevation, vinyl flooring. Bath, pedestal sink and low level w.c. flush. Centre ceiling light, partial tiling to walls, radiator.

## External

Paved Private Garden and Communal Gardens to the Front of the Property.

## 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 A 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.



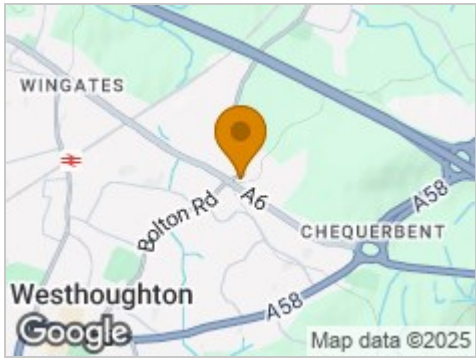
Road Map



Hybrid Map



Terrain Map



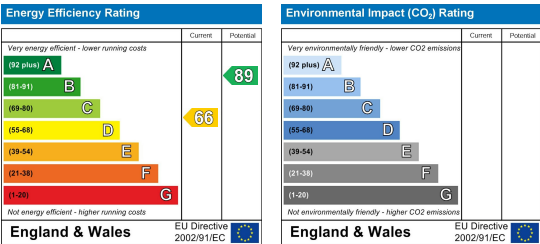
Floor Plan



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