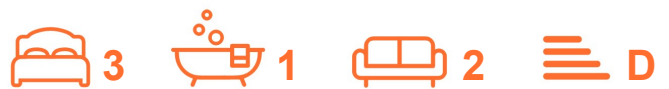




## 3 Lord Street

Westhoughton, BL5 3SE

**Offers in the region of £179,000**



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## Accommodation comprises

uPVC panelled entrance door with twin double glazed opaque vision panels.

## Lounge

14'3" max into alcove x 13'9" (4.34m max into alcove x 4.19m)

Presented with Adam style fireplace with marble back and base, coal effect living flame gas fire. Laminate flooring, picture rail, original ornate plaster coving with matching ceiling rose, radiator, uPVC double glazed window to front elevation, timber french doors through to dining room, stairs to first floor.

## Dining Room

14'4" max into alcove x 11'1" (4.37m max into alcove x 3.38m)

Marble fireplace forms the focal point of this spacious dining room. Fireplace is fitted with coal effect living flame gas fire. Laminate flooring, dado rail, double radiator, uPVC double glazed window to side elevation, under stairs storage area. Open access through to kitchen.

## Breakfast Kitchen

12'11" x 10'11" including cupboard dimension (3.94m x 3.33m including cupboard dimension)

Comprehensively fitted with a range of white high gloss wall and base units with one and half bowl stainless steel sink with chrome mono mixer tap. Marble effect work surfaces with contrasting white splash back tiling. Integrated Waite Westinghouse brush steel single electric oven with matching electric hob with extractor fan above. Integrated fridge and freezer. Cupboard housing Gloworm compact gas central heating boiler. Wall mounted

extractor, tiled flooring, chrome effect wall lights with centre ceiling chrome effect five spotlight fitting, double radiator, uPVC double glazed door to side elevation leading to fully enclosed garden. Two uPVC double glazed windows to rear elevation.

## First Floor Landing

Spindle balustrade, double radiator, uPVC double glazed window to side elevation, doors to bedrooms and door off landing to fixed stair case to loft conversion / third bedroom.

## Bedroom One

14'3" at widest point x 8'10" (4.34m at widest point x 2.69m)

uPVC double glazed window to rear elevation, double radiator, power points.

## Bedroom Two

11' x 6'11" max into alcove (3.35m x 2.11m max into alcove)

uPVC double glazed window to rear elevation, double radiator, power points.

## Loft Conversion / Bedroom Three

14'2" x 9' (4.32m x 2.74m)

Apex ceiling with twin velux roof line windows, under eaves storage room.

## Bathroom

11'1" x 7' (3.38m x 2.13m)

Four piece bathroom suite in white comprising twin flush w.c. bidet, pedestal hand wash basin with large mirror over, large deep filled bath with centre of bath chrome effect ladder style radiator, chrome spotlights to ceiling, uPVC double glazed opaque window to rear elevation.



### External

Front: Pavement fronted.

Rear: Fully enclosed rear garden with block paving flagging to include raised beds and patio area. Secure off road parking for approximately two cars. Courtesy lighting throughout, double timber gates leading to side street.

### Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (868 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 A band 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



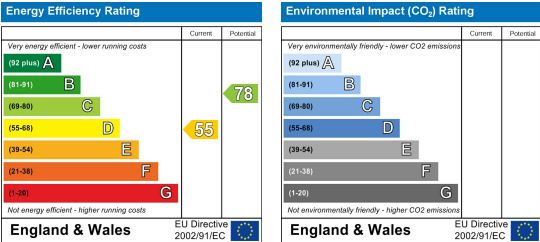
Floor Plan



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.