



4 Clive Road

Westhoughton, BL5 2HR

£180,000



4 Clive Road

Westhoughton, BL5 2HR

£180,000



Accommodation Comprises

Entrance Hallway

8'0" x 4'9" (2.44m x 1.45m)

uPVC double glazed door to front elevation leading into entrance hallway with vinyl flooring, centre ceiling light, radiator, wall mounted boiler, shelving, plumbed for auto washer.

Lounge

16'6" x 11'7" (5.03m x 3.53m)

uPVC double glazed window to front elevation, centre ceiling light, carpet to floor, plug sockets, wall mounted electric fire, double radiator.

Fitted Kitchen

9'11" x 8'6" (3.02m x 2.59m)

Fitted with white wall and base unit with complimentary work surfaces over, one and half bowl sink with mixer tap and drainer, fully tiled walls, vinyl flooring, gas hob with extractor canopy over, built in oven, centre ceiling light, space to site fridge freezer. plug sockets, uPVC double glazed door with obscured glass insert to side elevation, uPVC double glazed window to side elevation.

Inner Hallway

9'1" x 3'6" (2.77m x 1.07m)

Carpet to floor, loft access, centre ceiling light, room thermostat.

Master Bedroom

13'7" x 10'0" (4.14m x 3.05m)

uPVC double glazed window to rear elevation overlooking the private rear garden, two centre ceiling lights, plug sockets, double radiator, carpet to floor.

Bedroom Two

9'3" x 8'6" (2.82m x 2.59m)

uPVC double glazed window to rear elevation overlooking the rear garden, centre ceiling light, double radiator, carpet to floor, plug sockets.

Family Bathroom

6'0" x 6'4" (1.83m x 1.93m)

Three piece suite comprising bath with separate hand held attachment and mixer tap, electric Triton shower and hand held attachment, pedestal sink, low level wc flush. Fully tiled walls, radiator, tiling to floor, fully tiled walls, centre ceiling light, uPVC double glazed opaque window to side elevation.

External

Front: Garden laid mainly to lawn with mature trees, shrubs, hedges and flowers to borders.

Side: Shared driveway leading to detached single garage.

Rear: Mainly laid to lawn with pebbled area, fenced panelled boundaries, mature trees and shrubs.

Detached Single Garage

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (£5.00 PER ANNUM) 934 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 Band

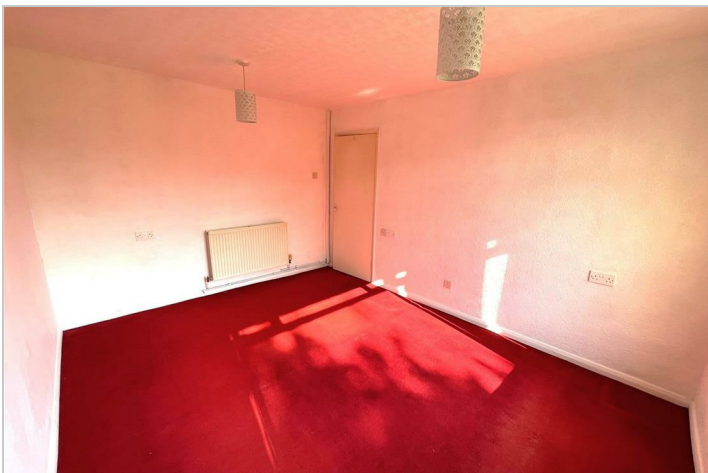
We understand the property is in council tax band B this information has been taken from Valuation Office Agency www.voa.gov.uk website.

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



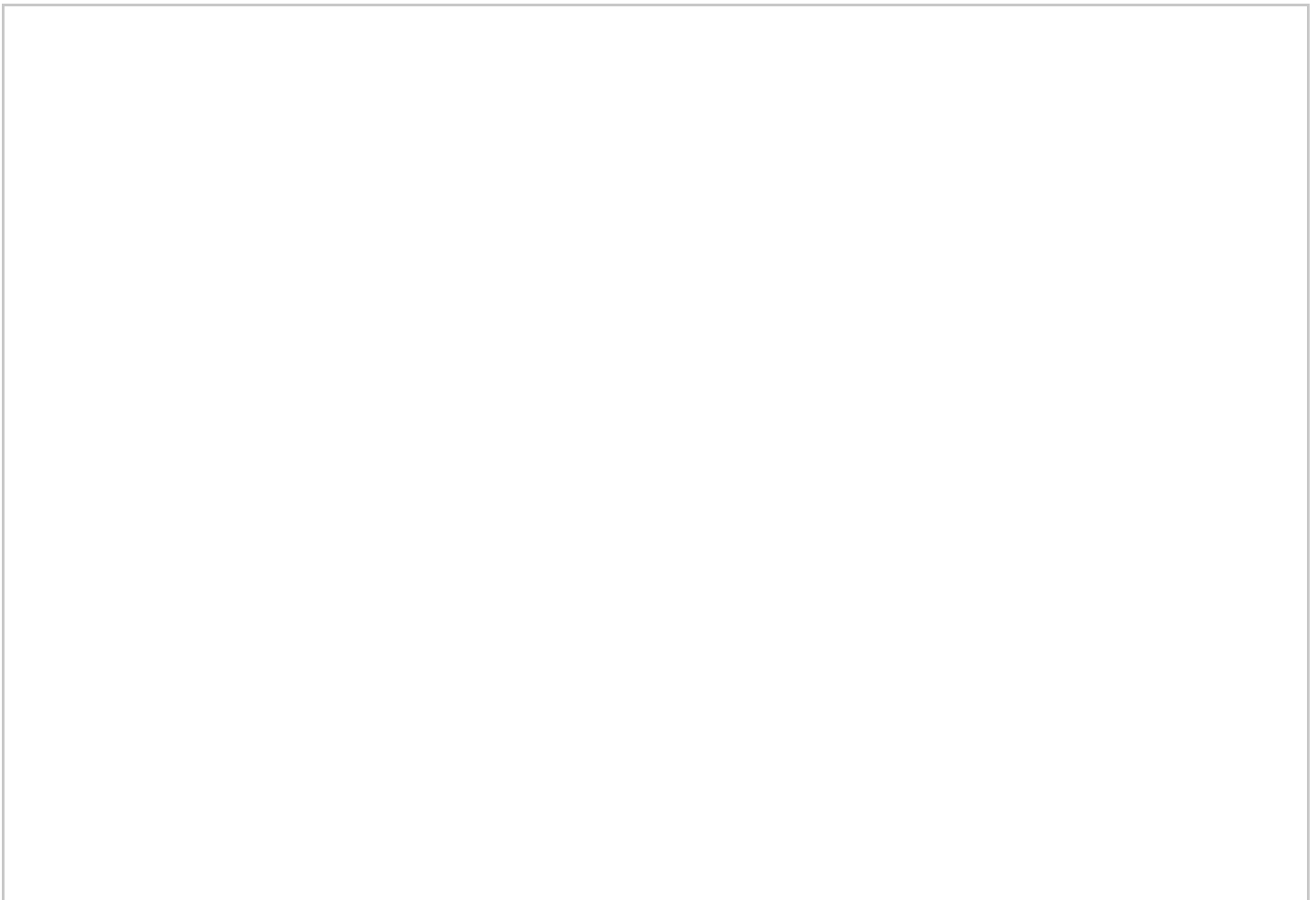
Hybrid Map



Terrain Map



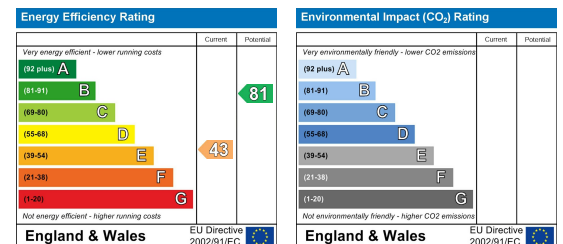
Floor Plan



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.