



88 Wharfedale

Westhoughton, BL5 3DP

Offers in the region of £289,995



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Accommodation Comprises

Enter through the uPVC double glazed door with square obscured glass inserts into entrance hallway.

Entrance Hallway

Centre ceiling light, wooden flooring, plug socket.

Fitted Kitchen

10'5" x 10'5" (3.18m x 3.18m)

Fitted with a range of wall and base units in high gloss "cashmere" (soft closing) with complimentary work surfaces over, one and half bowl Carron Phoenix sink with mixer tap, integrated under counter fridge, integrated under counter freezer, integrated dishwasher, integrated oven and grill with electric hob and extractor canopy over, plumbed for auto washer, plug sockets, centre ceiling light, breakfast bar with stools, chrome tall radiator, tiling to floor. uPVC double glazed window to front elevation.

Downstairs WC

5'3" x 3'11" (1.60m x 1.19m)

Vanity sink with cupboard under and mixer tap, low level wc flush. Fully tiled walls, tiling to floor, uPVC double glazed opaque window to front elevation.

Spacious Lounge

15'0 x 14'8 (4.57m x 4.47m)

uPVC double glazed window to rear elevation, double patio doors leading to beautiful private rear garden, coving, double radiator, centre ceiling light, wooden flooring, plug sockets, gas fire with wooden surround and marble back and hearth. TV aerial point, stairs leading to first floor.

Conservatory

12'3" x 11'4" (3.73m x 3.45m)

Large Conservatory with uPVC double glazed windows to both side elevations, patio doors to rear elevation, two double radiators, high gloss tiling to floor, centre ceiling light, plug sockets, space to site dining table and chairs and additional furniture as desired.

Stairs leading to Landing

Carpet to stairs, white wooden balustrade unit.

Landing

9'6" x 5'10" (2.90m x 1.78m)

Carpet to floor, double radiator, uPVC double glazed window to side elevation, loft access, centre ceiling light, cupboard housing Valliant combination boiler. Additional storage cupboard.

Master Bedroom

11'8" x 8'3" (3.56m x 2.51m)

uPVC double glazed window to rear elevation overlooking the beautiful private large rear garden, centre ceiling light, double radiator. Built in wardrobe with overhead storage cupboards and built in dressing table with drawers, laminate flooring, tv aerial point and plug sockets.

Bedroom Two

12'4" x 8'4" (3.76m x 2.54m)

Beautiful large uPVC double glazed bay window to front elevation, double radiator, centre ceiling light, laminate flooring, built in cupboard, plug sockets. Space to site bedroom furniture as desired.

Bedroom Three

8'6" x 6'1" (2.59m x 1.85m)

uPVC double glazed window to rear elevation, grey carpet to floor, centre ceiling light, plug socket. Space to site bedroom furniture as desired.

Family Bathroom

7'3" x 5'11" (2.21m x 1.80m)

Luxurious newly fitted bathroom suite comprising Triple shower with shower screen and black shower head over and separate hand held attachment, vanity sink with cupboard below, low level w.c. flush. Mounted wall mirror with light, black tall radiator, halogen spotlights to ceiling, modern white and grey tiling to walls and floor. uPVC double glazed opaque window to front elevation.

Externally

To The Front Of The Property - Larger Than Average Block Paved Driveway for Ample Off Road Parking For Three/Four Vehicles.

To The Side of The Property - Large Patio Area for Entertaining, Raised Pebbled Rockery with Walled Boundary with Shrubs and Flowers.

To The Rear of The Property - Private and Large Rear Garden Mainly Laid To Lawn with Mature Trees and Hedges. Patio Area.

Detached Double Garage

Detached Double Garage, power light.

Tenure

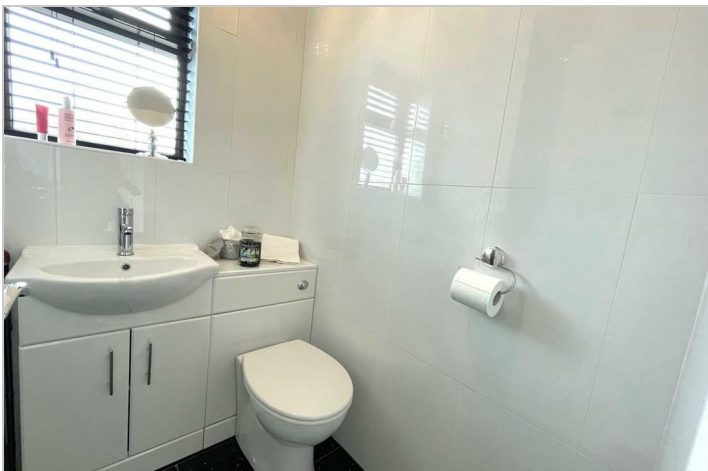
We are informed by the Seller that the tenure of this property is LEASEHOLD Ground Rent £60.00 per annum

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



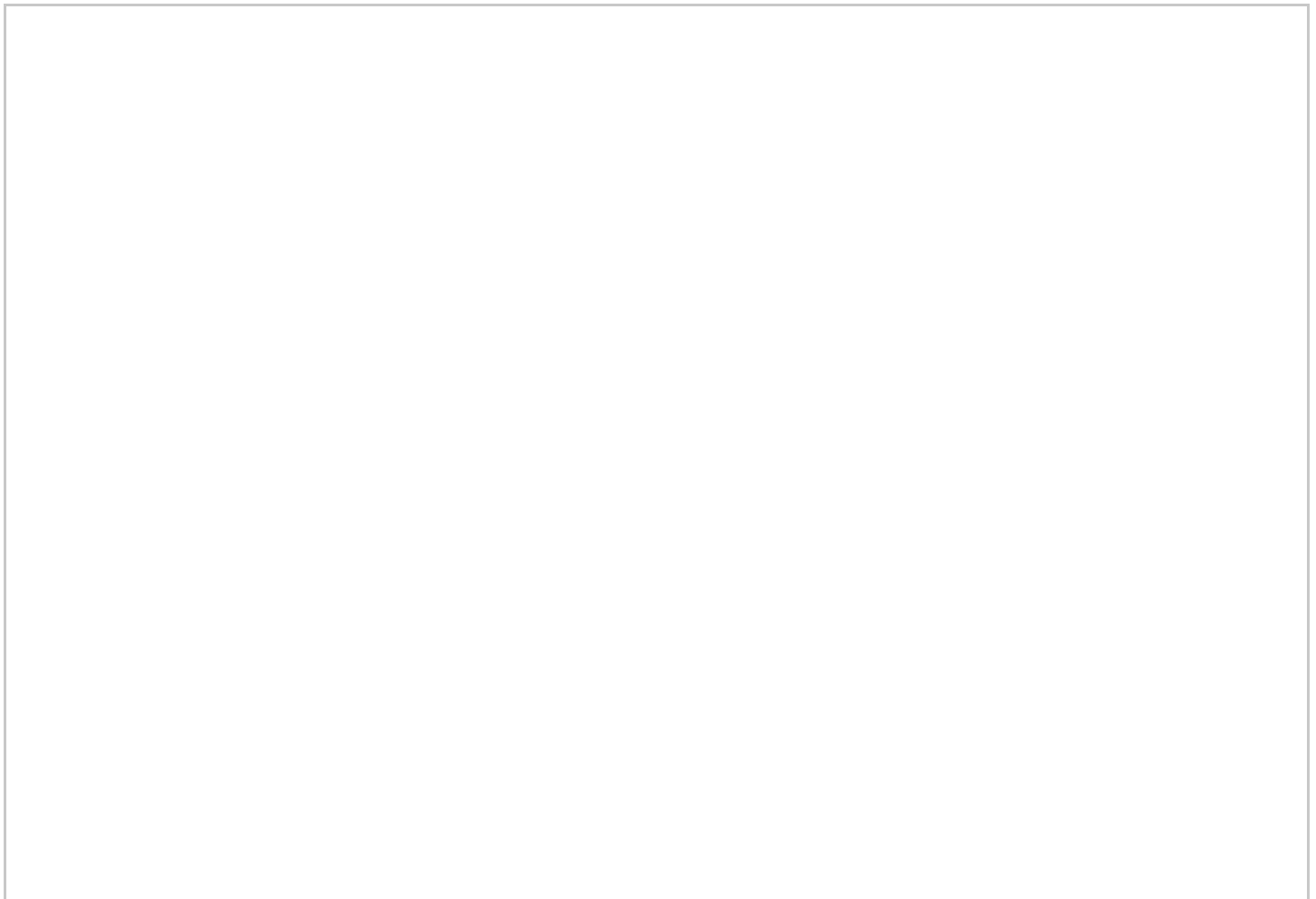
Hybrid Map



Terrain Map



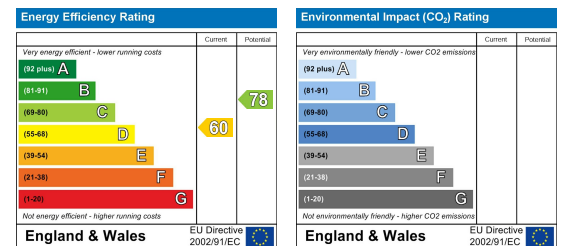
Floor Plan



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.