



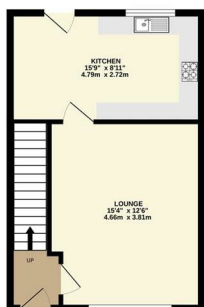
40 Holden Lea

Westhoughton, BL5 3PA

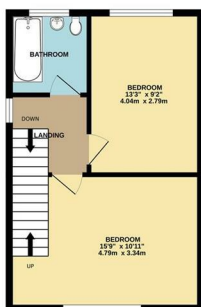
£149,995



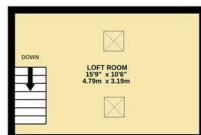
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accommodation Comprises

uPVC front entrance door with glass panelled obscured insert.

Entrance Hallway

Laminate flooring, radiator, centre ceiling light, cupboard housing utility meters, alarm panel.

Lounge

15'4" x 8'11" (4.67m x 2.72m)
uPVC double glazed window to front elevation, radiator, laminate flooring, coving, centre ceiling rose, tv aerial point, plug sockets.

Kitchen/Diner

15'9" x 8'11" (4.80m x 2.72m)
Fitted with a range of wall and base units with black speckled complimentary work surfaces over, one and half bowl stainless steel sink with mixer tap and drainer, space to site under counter fridge, space for under counter freezer, space for auto washer and dishwasher. Built in gas hob, partial tiling to walls, wall mounted Ideal combination boiler, under stairs storage cupboard, tiling to floor, two centre ceiling lights. uPVC double glazed window to rear elevation and uPVC double glazed window to side elevation. uPVC double glazed door with obscured glass insert leading to rear garden. Space to site dining table and chairs.

Stairs/First Floor Landing

Carpet to stairs and landing, centre ceiling light, plug socket, uPVC double glazed opaque window to side elevation.

Bedroom One

15'9" x 10'11" (4.80m x 3.33m)
uPVC double glazed window to rear elevation, double radiator, plug sockets, carpet to floor. Space to site bedroom furniture as desired.

Bedroom Two

13'3" x 9'2" (4.04m x 2.79m)
uPVC double glazed window to front elevation, double radiator, carpet to floor, centre ceiling light, tv aerial point, plug sockets. Space to site bedroom furniture as desired. Stairs leading to third bedroom.

Stairs to Loft Room

Carpet to stairs, white balustrade unit.

Loft Room

15'9" x 10'6" (4.80m x 3.20m)
Currently used as third Bedroom. This Spacious room comprises of; Two skylights, double radiator, carpet to floor, tv aerial, plug sockets, point strip light to ceiling. Space to site bedroom furniture as desired.

Family Bathroom

6'4" x 6'3" (1.93m x 1.91m)
Three piece suite comprising Bath with combi shower over and separate hand held attachment, hand wash basin with mixer tap and storage cupboard below, low level w.c. Vinyl flooring, double radiator, centre ceiling light, vent, partial tiling to walls, uPVC double glazed opaque window to rear elevation.

External

Front: Laid mainly to flag, steps leading to front door.

Rear: Tiered garden with small wall boundary. Steps leading up to patio area, fenced panelled boundaries. Out-house.

Side: Gated access.

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

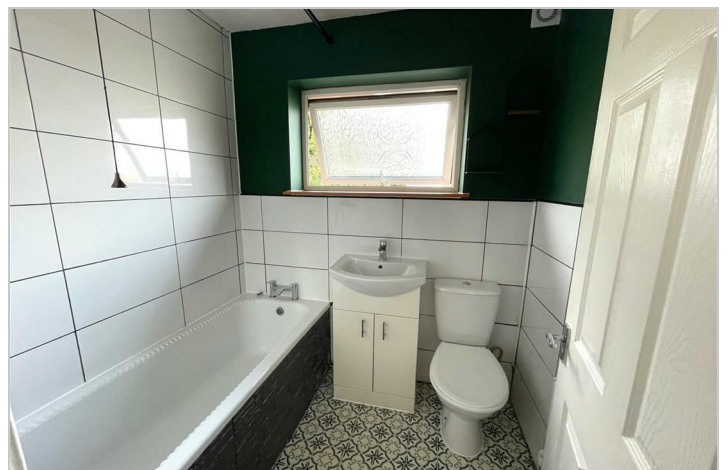
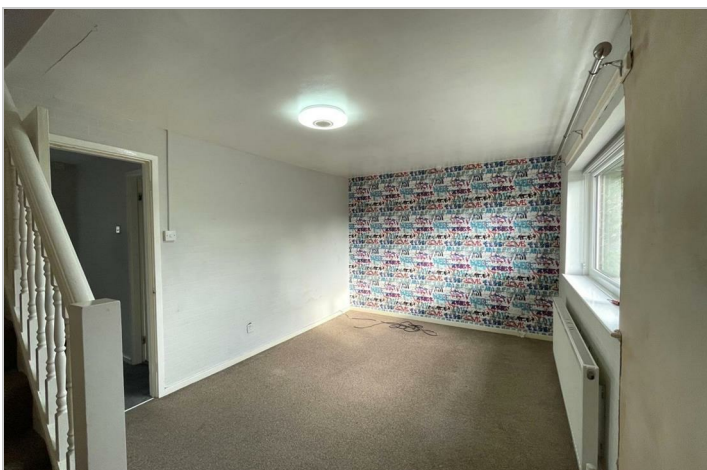
We understand the property is in council tax band A this information has been taken from Valuation Office Agency www.voa.gov.uk website.

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



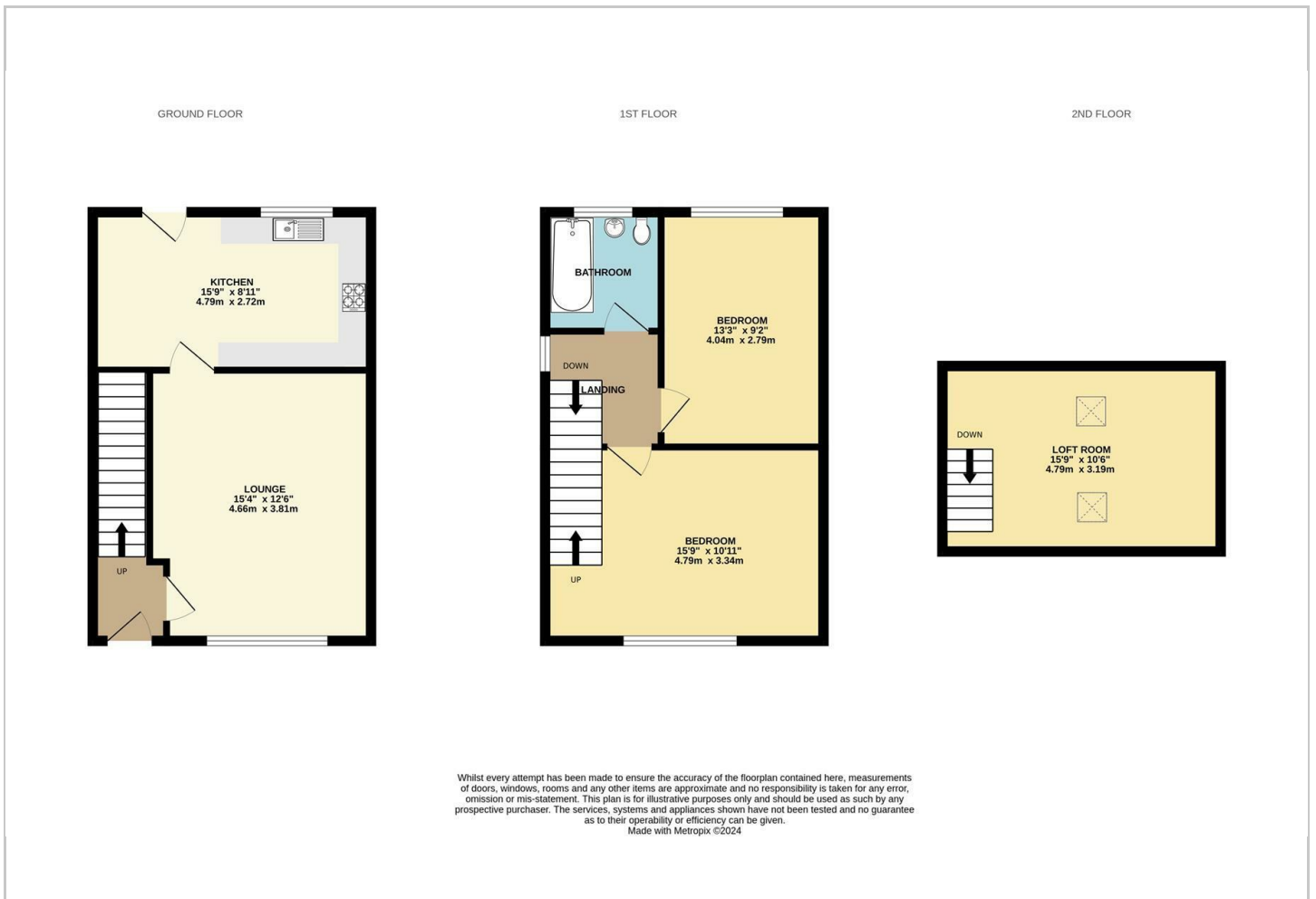
Hybrid Map



Terrain Map



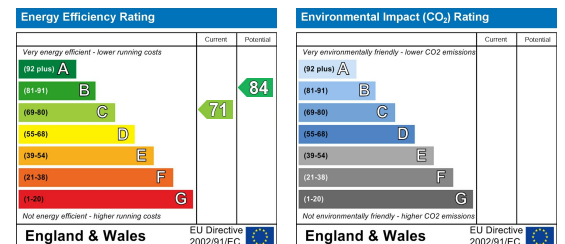
Floor Plan



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.