



24 Broadwalk

Westhoughton, BL5 2AA

£195,000



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Accommodation comprises

Enter through the front entrance door with glass patterned insert.

Entrance Hallway

11'1" x 6'1" (3.38m x 1.85m)

Welcoming Entrance Hallway with uPVC double glazed opaque window to front elevation, double radiator, centre ceiling light, carpet to floor, alarm panel, under stairs storage space.

Lounge / Reception Room One

17'5" x 11'2" (5.31m x 3.40m)

ROC door with obscured glass patterned inserts leading to rear garden, uPVC double glazed window overlooking rear garden, centre ceiling light, radiator, tv aerial point, plug sockets, wooden fire surround with gas fire with marble back hearth.

Reception Room Two

11'7" x 11'0" (3.53m x 3.35m)

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

Kitchen

14'1" x 7'6" (4.29m x 2.29m)

Wall and base units with complimentary work surfaces over, stainless steel sink with drainer, carpet to floor, plumbed and space for auto washer, space for under counter fridge and freezer, gas hob and cooker (stand alone), centre ceiling light, vent, uPVC double glazed window to side elevation, uPVC double glazed window to front elevation.

Ground Floor Wet Room

7'6" x 7'3" (2.29m x 2.21m)

Low level w.c. flush, sink, walk in shower with electric shower control and hand held attachment, partial tiling to walls, vent. Two uPVC double glazed opaque

windows to rear elevation, vinyl flooring, double radiator.

Stairs/Landing

3'7" x 3'4" (1.09m x 1.02m)

Carpet to stairs, white balustrade and hand rail. Landing with carpet to floor, centre ceiling light, plug socket, loft access.

Bedroom One

13'5" x 11'0" (4.09m x 3.35m)

uPVC double glazed window to front elevation, two built-in wardrobes, carpet to floor, centre ceiling light, plug sockets, double radiator.

Bedroom Two

11'5" x 11'0" (3.48m x 3.35m)

uPVC double glazed window to rear elevation, two built in wardrobes, carpet to floor, plug sockets, tv aerial point.

Wet Room

8'1" x 4'8" (2.46m x 1.42m)

Walk in shower with electric shower control and hand held attachment, wall mounted sink, partial tiling to walls, vinyl flooring, vent, storage cupboard, uPVC double glazed opaque window to rear elevation.

Separate Wc

uPVC double glazed opaque window to side elevation, low level Wc, centre ceiling light.

Bedroom Three

11'2" x 8'6" (3.40m x 2.59m)

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

Bedroom Four

11'11" x 7'3" (3.63m x 2.21m)

uPVC double glazed window to rear elevation, centre

ceiling light, carpet to floor, radiator, wall mounted combi boiler.

External

Front & Side Gardens laid mainly to lawn with borders stocked with mature trees and shrubs.

Gated access with pathway leading to front door.

Large Driveway for Ample Off Road Parking for Upto Four Vehicles.

Rear Garden laid mainly to lawn, paving and edges to borders and fenced panelled boundary and gated side access.

Driveway

Large driveway allowing off road parking for approximately four vehicles.

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.



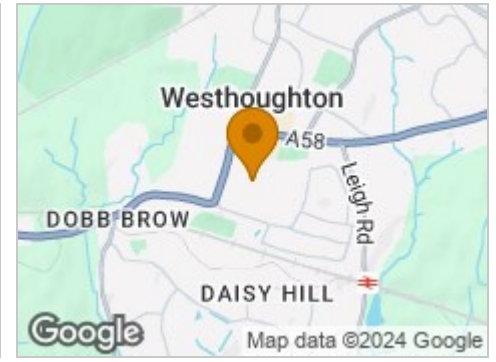
Road Map



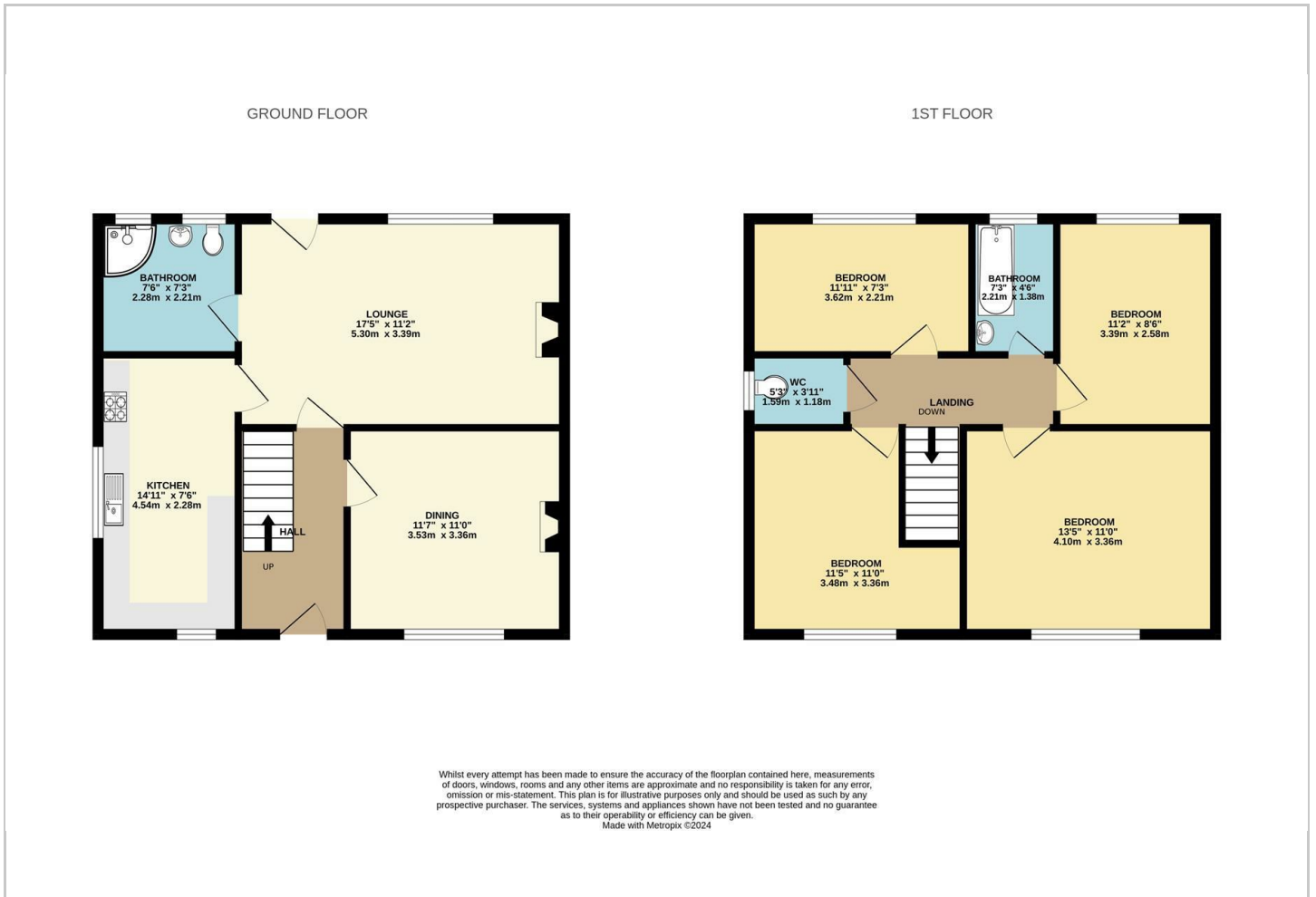
Hybrid Map



Terrain Map



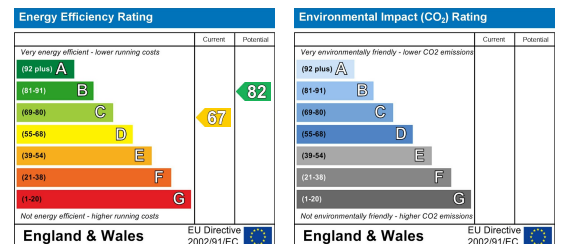
Floor Plan



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.