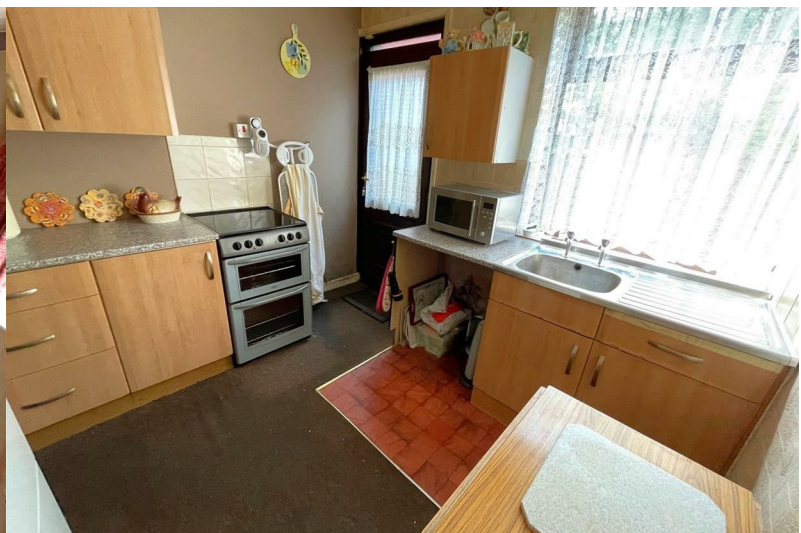
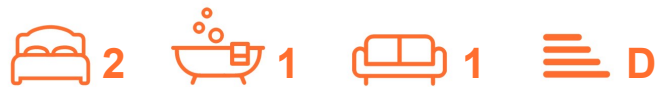




28 Wesley Street

Westhoughton, BL5 3ST

Offers in the region of £120,000



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Ground Floor

Entering through the front entrance door into the vestibule area leading through to the lounge.

Lounge

13'4" x 12'1" (4.06m x 3.68m)

uPVC double glazed window to front elevation, carpet to floor, coving, gas fire set to chimney breast, wall lights to alcoves, cupboard housing utility meters, centre ceiling rose.

Kitchen

9'1" x 9'9" (2.77m x 2.97m)

Fitted with a range of wall and base units with complimentary work surfaces over, stainless steel sink with mixer tap, space for cooker, space for fridge freezer, space for auto washer, tiling to walls, plug sockets, uPVC double glazed window to rear elevation and uPVC double glazed door with glass obscured inserts to rear elevation.

Bathroom

9'0" x 3'10" (2.74m x 1.17m)

Comprising bath with shower over, pedestal sink unit. Tiling to walls, carpet to floor, centre ceiling light, window to rear elevation.

WC

3'9" x 3'4" (1.14m x 1.02m)

Low level w.c. flush, tiling to walls, carpet to floor, centre ceiling light.

First Floor Landing

Carpet to stairs and landing.

Master Bedroom

13'4 x 12'1 (4.06m x 3.68m)

Larger than average master bedroom. uPVC double glazed window to front elevation, carpet to floor, plug sockets, centre ceiling light, tv aerial point. Space to site bedroom furniture as desired.

Bedroom Two

13'4 x 11'11 (4.06m x 3.63m)

Further larger than average double bedroom with the potential to split into Bedroom/Bathroom. uPVC double glazed window to rear elevation (with private outlook), loft access, carpet to floor, centre ceiling light fitting. Built in cupboard housing hot water cylinder. Space to site bedroom furniture as desired.

External

Front: Garden fronted with boundary wall.

Rear: Paved rear garden, private aspect as not overlooked, gated access to rear, garden shed.

Tenure

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 Band

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



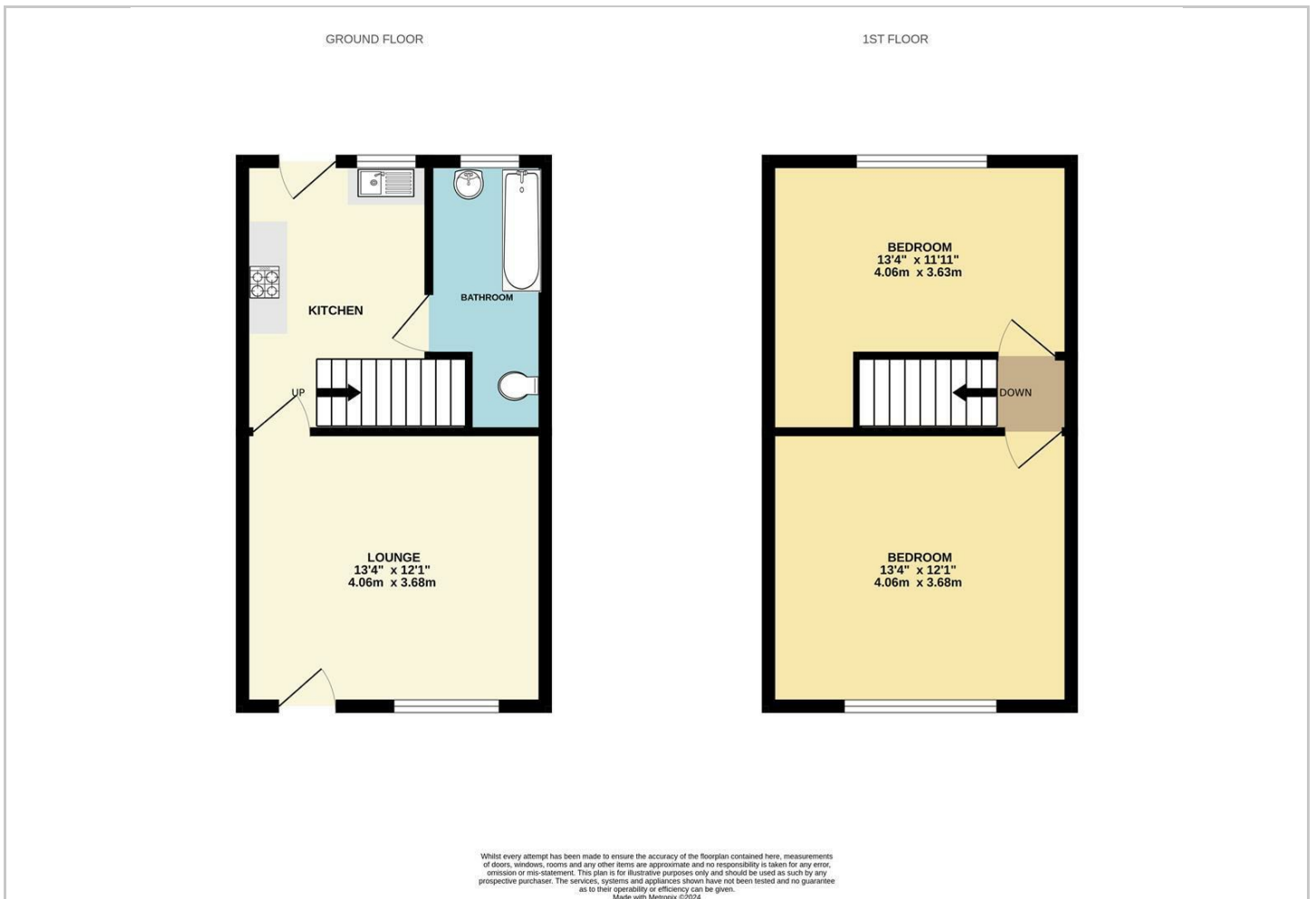
Hybrid Map



Terrain Map



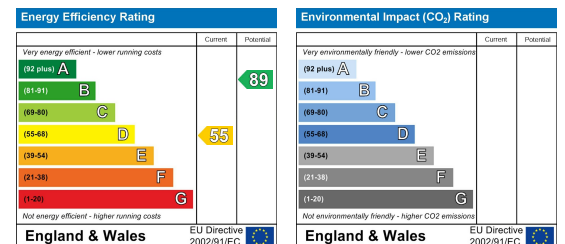
Floor Plan



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.