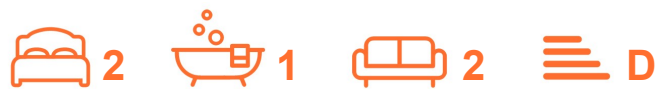




60 King Street

Westhoughton, BL5 3AX

Offers in the region of £219,995



60 King Street

Westhoughton, BL5 3AX

Offers in the region of £219,995



Entrance Hallway

UPVC double glazed entrance door through to the welcoming entrance hallway. Presented with solid Oak flooring, radiator, stairs off to first floor. Suffolk Oak veneered doors off to kitchen, dining room and lounge.

Lounge

12'8 x 10'1 (3.86m x 3.07m)

Feature marble effect fireplace with inset coal effect living flame gas fire, large uPVC double glazed window to front elevation, radiator, cornice ceiling.

Dining Room

14'7 x 10'7 (4.45m x 3.23m)

Corner brick fireplace with inset black Dunsley multi-fuel stove/fire. Radiator, under stairs storage cupboard, cornice ceiling, uPVC double glazed window affording open views to rear garden. Timber/glazed door leading to;

Rear Porch

Rear uPVC porch. uPVC double glazed door to rear garden.

Kitchen

10'9" x 8'3" (3.28m x 2.54m)

Comprehensively fitted with a range of wall and base units with black marble effect work surfaces with stainless steel sink unit with chrome mono mixer tap. Neff brush steel single electric fan oven with matching Neff stainless steel gas hob with extractor over. White brick style contrasting splash back tiling, black granite effect floor tiling, flush spotlighting to ceiling, wall mounted Worcester combination gas central heating boiler, uPVC double glazed window to both front and rear elevations, uPVC double glazed door leading to rear patio area.

SWITCHBACK STAIRCASING off HALLWAY to LANDING

Opaque uPVC double glazed window to rear elevation, radiator, flush fitted chrome spotlighting to ceiling, panelled colonial doors off to Bathroom, w.c. and Bedrooms.

Bedroom One

9'5 x 8'1 (2.87m x 2.46m)

Beech mirrored effect robes with shelving and hanging space. uPVC double glazed window to front elevation, double radiator, feature black candle effect centre ceiling light fitting.

Bedroom Two

11'8 x 10'8 (3.56m x 3.25m)

uPVC double glazed window to rear elevation, radiator, feature centre ceiling light fitting, cornice ceiling.

Bathroom

Fully tiled & fitted with two piece suite comprising P shaped bath with chrome effect mono mixer tap and Mira electric shower over, white wash hand basin inset to high gloss vanity unit with chrome block effect mixer tap. Chrome effect ladder style radiator, flush fitted chrome spotlighting to ceiling, tiled flooring.

Separate Wc

Fully tiled comprising two piece suite; white twin flush w.c. basin inset to high gloss vanity unit with chrome block effect mono mixer tap, uPVC double glazed window to side elevation. Storage cupboard with shelving.

Externally

FRONT

Paved double fronted garden area

REAR

Beautiful Large Rear Garden with steps up to lawn and plenty of beds stocked with flowers, plants and shrubs, mature trees for extra added privacy. Paved patio area for entertaining on those sunny evenings!

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.

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.

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



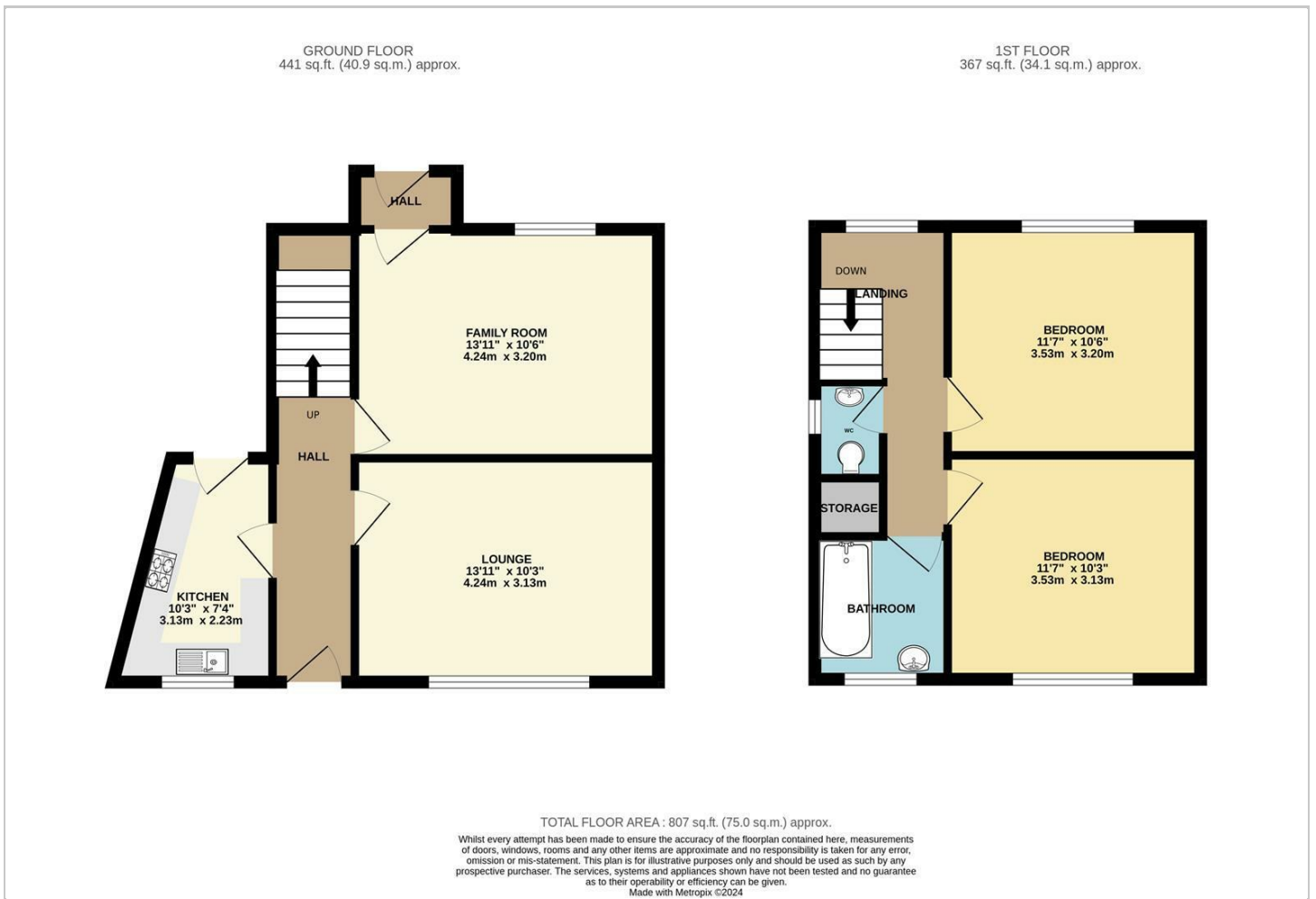
Hybrid Map



Terrain Map



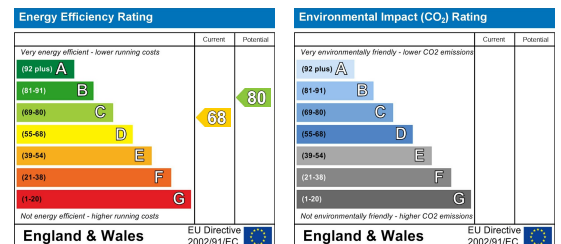
Floor Plan



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.