



Guide price £85,000

4 Winward Street, Westhoughton, Bolton, BL5 3SG

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GUIDE PRICE £85,000 / CASH OFFERS ONLY ** CALLING ALL INVESTORS, SPECULATORS & BUILDERS ** FULL AND FINAL SEALED BIDS TO BE SUBMITTED TO OUR OFFICE BY 5PM ON FRIDAY 22ND NOVEMBER 2024 ** NO ONWARD CHAIN ** Charlesworth Estates are delighted to bring to market For Sale this SPACIOUS TWO BEDROOM END TERRACED PROPERTY. The accommodation briefly comprises of; porch leading to lounge, large kitchen/diner with private outlook to the rear. First floor has two good size bedrooms and family bathroom. Requires some modernisation. The property is situated in a fantastic location within walking distance of all the amenities offered in Westhoughton town centre, close to Westhoughton railway station and excellent transport and motorway links. call now to view!

Ground Floor

uPVC double glazed door with glass patterned inserts leading to porch with carpet to floor, alarm panel.

Lounge

14' x 14'3" (4.27m x 4.34m)

uPVC double glazed window to front elevation, gas fire with wooden fire surround and tiled marble back and hearth, carpet to floor, centre ceiling light, double radiator, cupboard housing meters, plug sockets.

Kitchen / Diner

14'3" x 12'8" (4.34m x 3.86m)

Large kitchen / diner fitted with a range of beige wall and base units with complimentary black work surfaces over, gas hob, oven with extractor fan above, stainless steel sink with drainer, combi boiler mounted to wall, double radiator, strip light to ceiling, plug sockets, part tiling to walls, vinyl effect laminate flooring, uPVC double glazed door to rear elevation, two uPVC double glazed windows to rear elevation, under stairs storage with shelving.

First Floor Landing

Stairs to first floor and landing leading to bedrooms and bathroom.

Bedroom One

14'3" x 11'1" (4.34m x 3.38m)

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

Bedroom Two

10'8" x 9'1" (3.25m x 2.77m)

uPVC double glazed window to rear elevation, centre ceiling light, double radiator, plug sockets. Built in wardrobe.

Family Bathroom

16'2" x 4'11" (4.93m x 1.50m)

Spacious family bathroom three piece suite comprising bath with electric mira shower over and glass shower screen, pedestal wash hand basin, low level wc flush. Vinyl effect laminate flooring, double radiator. uPVC double glazed opaque window to rear elevation.

Externally

On street parking to the front of the property.

Rear; private garden area with borders stocked with flowers and shrubs. There is access to the rear for off street parking via garage door.

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (868 years remaining).

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.

