



16 Captain Lees Gardens

Westhoughton, BL5 3YF

£1,450 Per month



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Accommodation Comprises

uPVC double glazed door through to hallway.

Hallway

Single radiator, coving, six panel colonial doors off to storage/airing cupboard, bedrooms, bathroom, kitchen and lounge.

Lounge

12'11" x 12'11" (3.94m x 3.94m)

Feature stone effect fireplace with chrome coal effect living flame gas fire, UPVc double glazed bay window to front elevation, coving, double radiator, archway into dining area.

Dining Area

9'7" x 8'7" (2.92m x 2.62m)

Coving, single radiator, UPVc double glazed window to rear elevation.

Kitchen

11' x 8'6" including cupboard dimensions (3.35m x 2.59m including cupboard dimensions)

Fitted kitchen with oak effect wall and base units including breakfast bar, 1½ bowl sink unit, period style brass effect mono tap, integrated single electric oven with complimentary gas hob above and extractor over. washing machine, tiled flooring, single radiator, UPVc double glazed door window to rear elevation, UPVc double glazed door to rear. Baxi wall mounted standard boiler.

Bathroom

6'9" x 6'4" (2.06m x 1.93m)

Three piece suite in White comprising twin low level flush w.c. pedestal wash hand basin with chrome mono mixer tap, straight panelled bath with chrome

mono mixer tap and glass shower screen, electric shower. Double radiator, extractor, chrome spotlighting to ceiling, opaque double glazed window to rear elevation.

Master Bedroom en-suite

11'7" including robe dimension x 10'8" (3.53m including robe dimension x 3.25m)

This spacious bedroom benefits from a range of fitted light Beech effect robes, drawers and cabinets. Coving, double radiator, UPVc double glazed window overlooking side garden. Six panel colonial sliding door through to en-suite shower room.

En-Suite Shower Room

Fully tiled in White with chrome effect trim. Comprising low level flush w.c. wash hand pedestal basin, glazed shower cubicle with chrome mixer control and shower head. Extractor, chrome ladder style radiator, electric shaving point, UPVc double glazed opaque window to front elevation.

Bedroom 2

10'10" x 10'1" including robe dimension (3.30m x 3.07m including robe dimension)

Light Beech effect fitted double robes, drawers and cabinets. Coving, double radiator, UPVc double glazed window to side garden.

Bedroom 3

9'8" x 7'0" (2.95m x 2.13m)

Single radiator, coving, UPVc double glazed window to front elevation.

External

Front: Driveway leading to detached garage. Block

paved pathway to front entrance door.

Rear Paved access to garage and side garden.

Side: Fully fenced garden area laid mainly to lawn with raised patio area, pebbled borders with shrubs/plants.

Detached Garage

Up and over door, power and light.

Council Tax Band

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

Disclaimer

All Properties

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Road Map



Hybrid Map



Terrain Map



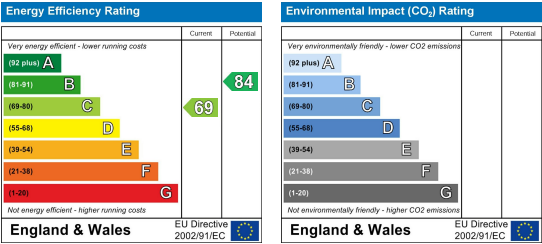
Floor Plan



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



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