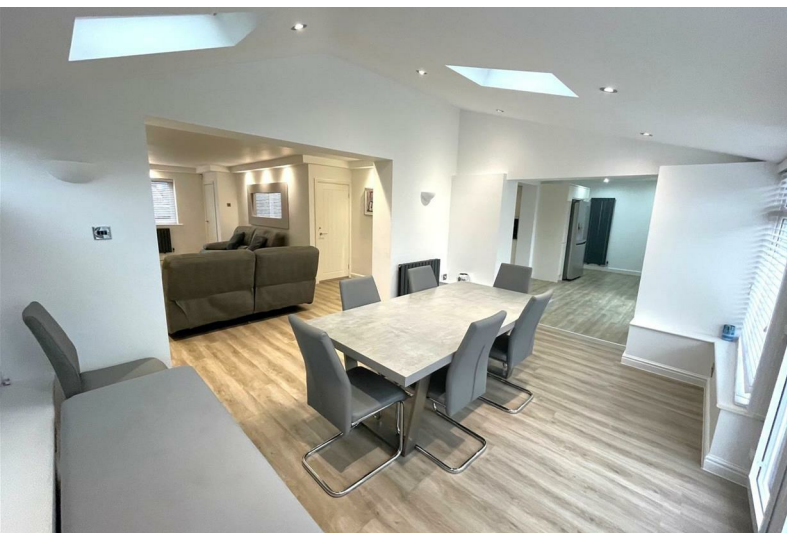




8 New Field Court

Westhoughton, BL5 3SA

Offers over £475,000



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Accommodation Comprises

Enter via the uPVC front entrance composite door into the Entrance Hallway.

Entrance Hallway

7'8" x 5'11" (2.34m x 1.80m)

Large Welcoming Entrance Hallway with uPVC double glazed windows to both side elevations, LED ceiling spotlights, laminate flooring, plug sockets.

Open Plan Through Lounge to Dining Room

35'9" x 14'6" to widest point (10.90m x 4.42m to widest point)

uPVC double glazed window to front elevation, halogen LED ceiling spotlights, large media wall with inset electric fire, two modern double grey radiators, laminate flooring.

Dining Room

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

uPVC double glazed windows to rear elevation overlooking the beautiful rear garden and decking area. uPVC double glazed french doors, two vaulted skylights, led ceiling spotlights, laminate flooring, two wall lights, plug sockets.

Open Plan Kitchen

22'11" x 18'7" (6.99m x 5.66m)

Fitted with a range of high gloss cream soft closing wall and base units with complimentary work surfaces over, Bosch double oven and grill, island breakfast bar with complimentary work surfaces and storage cupboards below, five ring gas hob with extractor fan over, plug sockets, archway with door leading to the open plan lounge, under stairs storage cupboard, LED ceiling spotlights, double uPVC french doors opening onto the beautiful rear garden, uPVC double glazed window to rear, plug sockets, tv aerial point, tall grey modern radiator, laminate flooring.

Utility Space

Built in cupboards for storage, plumbed for auto washing machine and dryer, space to site American style fridge freezer, tall grey modern radiator, integrated dishwasher, wine cooler, one and half bowl sink with drainer and mixer tap with complimentary work surfaces over, laminate flooring.

Inner Hallway

Inner Hallway leading to Bedroom Four/Reception Room Three and Shower Room. The Inner Hallway comprises of; storage cupboard, centre ceiling light, grey modern radiator, plug sockets.

Reception Room Three / Bedroom Four

15'10" x 8'5" (4.83m x 2.57m)

Reception Room Three or Bedroom Four to the Ground Floor with uPVC double glazed window to front elevation, carpet to floor, built-in double wardrobe with overhead storage cupboards and built-in matching drawer unit. Double radiator, plug sockets. Two centre ceiling lights. Loft access.

G/F Shower Room

7'0" x 4'1" (2.13m x 1.24m)

Laminate flooring, corner shower cubicle with combi shower and hand held attachment, low level w.c. flush, vanity sink with mixer tap and storage below. Fully tiled walls, ceiling spotlights, vent, chrome radiator/towel rail.

Reception Room Four / Bedroom Five

11'11" x 11'5" (3.63m x 3.48m)

Reception Room Four or Bedroom Five to the Ground Floor with uPVC double glazed window to front elevation, laminate flooring, modern grey double radiator, built-in white high gloss cupboards to wall, plug sockets, coving, centre ceiling light.

First Floor Stairs/Landing

Grey carpet to stairs and landing, hand rail, plug sockets, loft access via retractable loft ladder. (Advised by vendor the loft is fully boarded with power and light). The loft space could be utilised as an additional room if required.

Master Bedroom

13'10" x 11'4" (4.22m x 3.45m)

uPVC double glazed window to front elevation, double radiator, plug sockets, grey carpet to floor. Built-in cream high gloss wardrobes with matching bedside units. Ceiling spotlights, coving.

Bedroom Two

12'2" x 11'6" (3.71m x 3.51m)

uPVC double glazed window to front elevation, plug sockets, carpet to floor, tv aerial point. Walk in wardrobe and fitted double wardrobe with matching overhead storage, ceiling spotlights, coving, radiator.

Shower Room

6'6" x 5'4" (1.98m x 1.63m)

Corner shower cubicle with combi shower and separate hand held attachment, vanity sink with mixer tap and storage below, low level w.c. flush, vent, tiling to floor, centre ceiling light, chrome radiator/towel rail. uPVC double glazed opaque window to rear elevation.

Tel: 01942 817090

Bedroom Three

14'9" x 12'2" (4.50m x 3.71m)

uPVC double glazed window to rear elevation overlooking the beautiful rear garden, grey carpet to floor, built in drawer units, plug sockets, coving. Built in wardrobes and matching built-in overhead storage cupboard, double radiator, tv aerial point.

Family Bathroom (L-Shape)

10'5" x 8'3" (3.18m x 2.51m)

Bath with electric shower over and separate hand held attachment, low level w.c. flush, pedestal hand wash sink basin with mixer tap, halogen LED ceiling spotlights, coving, fully tiled walls, vinyl flooring, double radiator/towel rail. uPVC double glazed opaque window to rear elevation.

External

Driveway to front of property with large driveway allowing off road parking to upto six vehicles. Double Electronic Gates. Fenced Panelled Boundaries. Outbuilding for Storage.

To the Rear are Large Gardens with Astro-turf and Raised Decked Area with Steps leading to Hot-Tub and Gravelled Area. Gated Side and Rear Access.

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 F 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



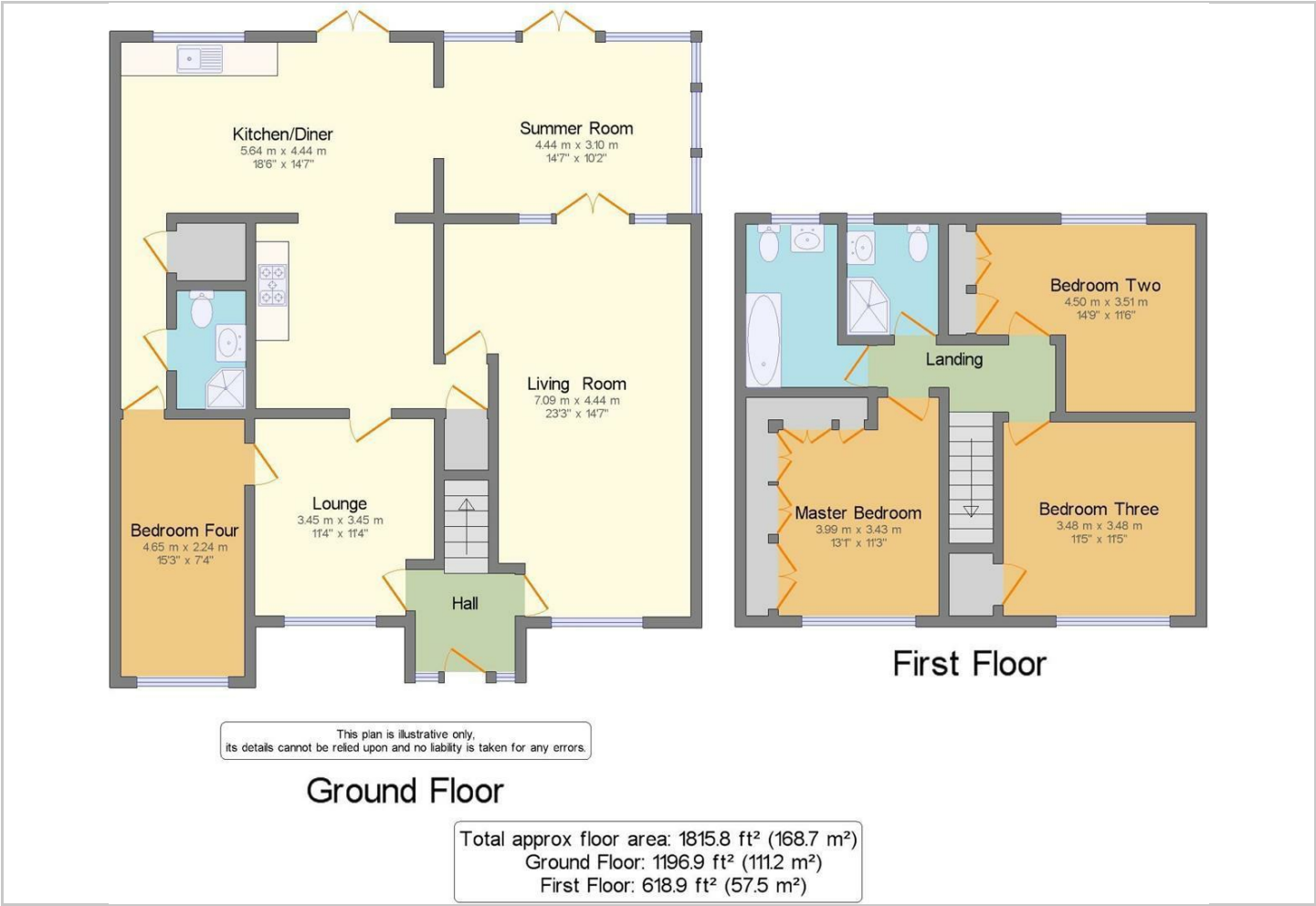
Hybrid Map



Terrain Map



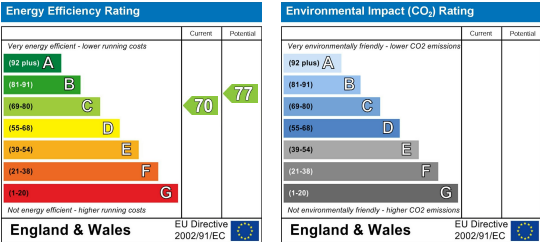
Floor Plan



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.