



26 Park Road

Westhoughton, BL5 3DE

£132,500



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Shared Ownership

Semi-Detached Family Home Offered For Sale on a **
50% SHARED OWNERSHIP BASIS - The Advertised
Price is for 50%.

Charges effective from 1st April 2025

Net Rent £264.62

Building Insurance £7.06

Total £271.68

This popular government-back scheme allows you to
buy a share of your new home at 50% and pay a
small rent on the remainder.

You can buy your home with Shared Ownership if:

- Your household earns £80,000 a year or less
- You're a first-time buyer (or existing shared owner
moving to another shared ownership home)
- Your income is sufficient to cover the mortgage (if
applicable), rent and service charges.
- Your chosen Shared Ownership property is
affordable and sustainable for you.

Criteria applies please contact our office for further
information.

Accommodation Comprises

Entering through the uPVC ROC door with glass
obscured insert into welcoming entrance hallway.

Entrance Hallway

9'3" x 3'9" (2.82m x 1.14m)

Spacious Entrance Hallway which comprises of;
radiator, centre ceiling light, laminate flooring. Central
heating control, storage cupboard (housing fuse box
and plumbed for auto washer).

Downstairs WC

7'32 x 3'5" (2.13m x 1.04m)

Low level w.c. flush, wall mounted sink with mixer tap
and grey tiled splashback. uPVC double glazed
opaque window to front elevation, grey vinyl flooring,
radiator, centre ceiling light.

Modern Spacious Through Lounge/Diner

19'5" to widest point x 16'5" (5.92m to widest point x
5.00m)

Laminate flooring, plug sockets, tv aerial point, two
centre ceiling lights, uPVC french doors overlooking
the beautiful private rear garden. Two uPVC double
glazed windows to side elevation allowing plenty of
natural light into the room. Two double radiators.

Striking Fitted Kitchen

10'3" x 9'3" (3.12m x 2.82m)

Fitted with a range of white high gloss soft closing
base and wall units with complimentary grey work
surfaces over, one and half bowl stainless steels sink
with mixer tap and drainer, built in oven, four ring gas
hob, stainless steel extractor fan and splashback,
space for auto washer/dishwasher, cupboard housing
Worcester combi boiler, space for large fridge freezer,
halogen ceiling spotlights, grey vinyl flooring. uPVC
double glazed window to front elevation and further
uPVC double glazed window to side elevation (again
allowing in plenty of natural light).

First Floor Landing

10'1" x 7'0" (3.07m x 2.13m)

Carpet to floor, centre ceiling light, loft access via
retractable ladder (Vendor advised loft partially
boarded with power and light). Grey carpet to stairs,
white balustrade unit, plug sockets, storage
cupboard.

Master Bedroom

13'8" x 9'3" (4.17m x 2.82m)

uPVC double glazed window to rear elevation, radiator, centre ceiling light, carpet to floor, plug sockets, additional uPVC double glazed window to side elevation allowing plenty of natural light into the bedroom. Space to site bedroom furniture as desired.

En-Suite

9'11" x 3'4" (3.02m x 1.02m)

uPVC double glazed opaque window to side elevation, Fully tiled shower cubicle with electric shower and separate hand held attachment, low level w.c. wall mounted sink with mixer tap. Grey vinyl flooring, partial tiling to walls, chrome towel radiator, spotlights to ceiling, medicine cabinet.

Bedroom Two

10'8" x 9'3" (3.25m x 2.82m)

Further double bedroom with uPVC double glazed window to front elevation, radiator, carpet to floor, plug sockets, centre ceiling light. Space to site bedroom furniture as desired.

Bedroom Three

10'3" x 6'10" (3.12m x 2.08m)

uPVC double glazed window to rear elevation

overlooking the lovely rear garden. Centre ceiling light, radiator, plug sockets, carpet to floor. Space to site bedroom furniture as desired.

Family Bathroom

7'3" x 6'9" (2.21m x 2.06m)

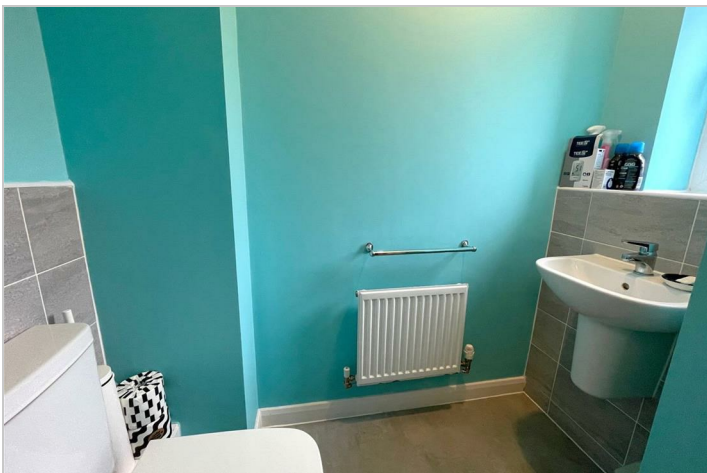
Spacious family bathroom comprising of; bath with combi shower over and glass shower screen, low level w.c. flush, wall mounted sink with mixer tap. Partial grey tiling to walls, grey vinyl flooring, halogen ceiling spotlights., chrome towel rail/radiator, shaver point. uPVC double glazed opaque window to front elevation

External

Front: Garden laid mainly to lawn with hedged boundaries and railings, pathway leading to front entrance door. Large Driveway to the front for off road parking for upto two vehicles.

To the Side of Property is an Electric Vehicle Charging Point.

Rear: To the rear of the property is a garden mainly laid to lawn with patio area. Shed. Gated side access.



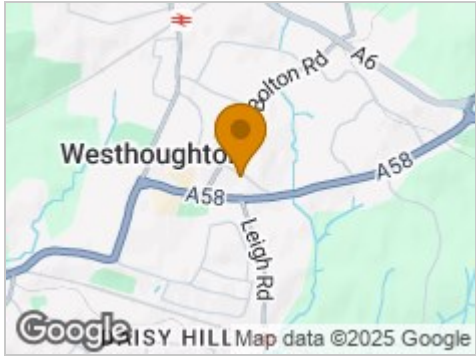
Road Map



Hybrid Map



Terrain Map



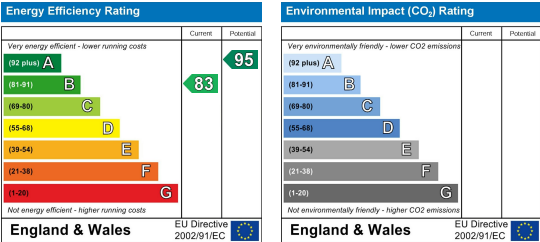
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.