



1 The Avenue

Westhoughton, BL5 3TB

Offers in the region of £214,950



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Accommodation Comprises

Entering through the front entrance door into the entrance hallway.

Entrance Hallway

9'7" x 5'4" (2.92m x 1.63m)

Welcoming entrance hallway with stairs leading to first floor, centre ceiling light, cupboard housing meters.

Lounge

13'11" x 9'11" (4.24m x 3.02m)

uPVC double glazed bay window to the front elevation, school style radiator, centre ceiling light, carpet to floor, inset fire opening (filled with logs) with Oak beam sleeper above, marble hearth. Dado rail, plug sockets.

Dining Room/Reception Room Two

13'1" x 12'2" (3.99m x 3.71m)

uPVC double glazed window to rear elevation overlooking the lovely rear garden, white Adam style fire surround with marble effect back and hearth. Carpet to floor, centre ceiling light, dado rail, plug sockets. White high gloss wall and base units (for storage) with work surfaces over.

Fitted Kitchen

11'11" x 6'8" (3.63m x 2.03m)

Modern fitted kitchen with a range of grey wall and base units and complimentary work surfaces over, stainless steel sink with mixer tap and drainer, gas hob and integrated oven with extractor canopy above. Space to site fridge freezer, space and plumbed for auto washer, wall mounted Vaillant combi boiler, partial tiling to walls, plug sockets, laminate flooring, double radiator, centre ceiling strip light, composite door leading to rear garden.

First Floor Stairs/Landing

8'6" x 3'0" (2.59m x 0.91m)

Carpet to stairs, dado rail, white wooden balustrade, uPVC double glazed window to side elevation, loft access, centre ceiling light.

Bedroom One

12'7" x 10'0" (3.84m x 3.05m)

uPVC double glazed window to front elevation, double radiator, carpet to floor, centre ceiling light, dado rail, tv aerial point. Fitted wardrobes with mirrored inserts.

Bedroom Two

12'2" x 9'11" (3.71m x 3.02m)

uPVC double glazed window to rear elevation, centre ceiling light, double radiator, laminate flooring, plug sockets, space to site bedroom furniture as desired.

Bedroom Three

9'3" x 7'1" (2.82m x 2.16m)

uPVC double glazed window to rear elevation, carpet to floor, double radiator, centre ceiling light, plug sockets, space to site bedroom furniture as desired.

Family Bathroom

7'5" x 7'0" (2.26m x 2.13m)

Three piece suite comprising bath with combi shower over and shower attachment, low level wc flush, pedestal sink. Vinyl flooring, centre ceiling light, cupboard with internal shelves, radiator. uPVC double glazed opaque window to side elevation.

External

Front - Driveway for off road parking, gardens

Tel: 01942 817090

mainly laid to lawn with borders stocked with shrubs and flowers, gated front entrance with pathway leading to front door.

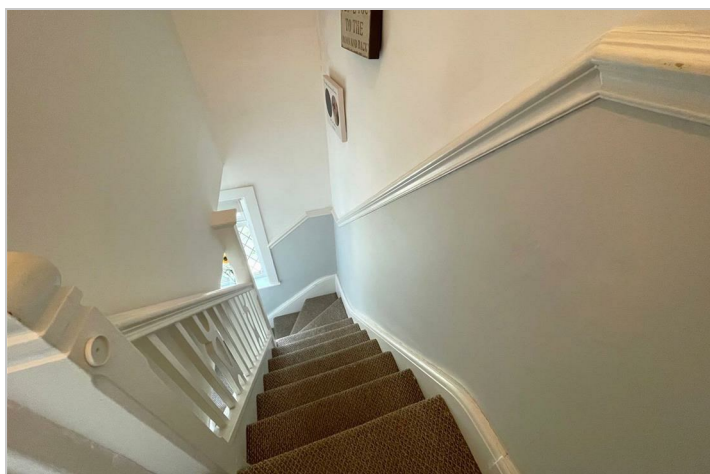
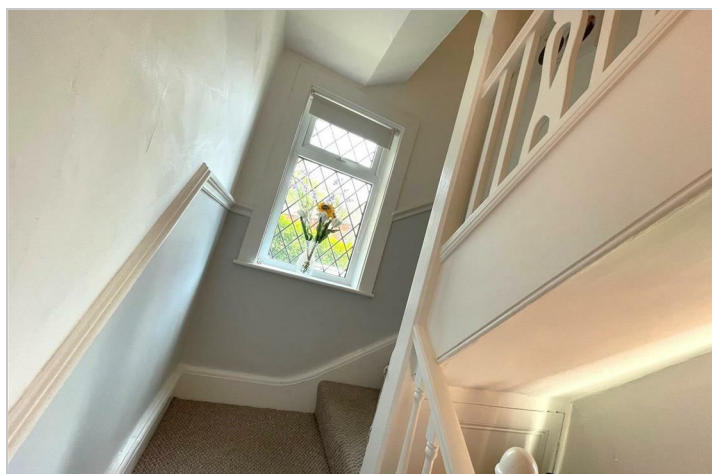
Rear - Garden laid mainly to lawn with borders stocked with flowers, mature trees and shrubs. Flagged patio/entertaining area, fenced panelled boundaries, gated side access. Brick outhouse with two separate storage areas.

Disclaimer

All Properties

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Road Map



Hybrid Map



Terrain Map



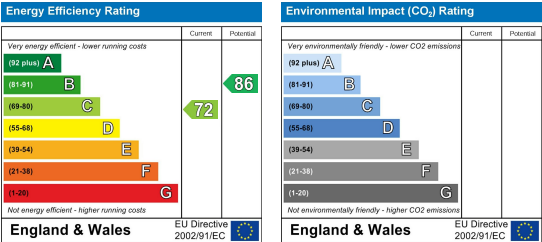
Floor Plan



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



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.