



£900 Per month

7 Old Vicarage Mews, Westhoughton, Bolton, BL5 2EQ

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**** ON LINE ENQUIRIES ONLY **** Charlesworth Property Management are delighted to bring to market FOR LET this TWO BEDROOM MEWS property situated within a small quiet cul-de-sac position and ideally positioned within walking distance of local daily amenities and public transport links. Briefly comprises; Lounge, dining kitchen, family bathroom. Externally enclosed private rear garden. Detached garage/outbuilding situated on separate plot (utilised mainly for storage space).

Accommodation comprises

uPVC glazed panelled entrance door into lounge.

Lounge

14'1" x 13'2" (4.29m x 4.01m)

uPVC double glazed window to front elevation, radiator, power points, tv aerial socket, cable data outlet, timber panelled effect laminate flooring, stairs off to first floor, panelled door through to dining kitchen.

Dining Kitchen

13'2" x 9'1" (4.01m x 2.77m)

Fitted base and wall units with work surfaces and tiled splashbacks to walls, inset stainless steel sink, integrated stainless steel electric oven with inset stainless steel gas hob and extractor canopy over. Plumbed for auto washer, space for upright fridge freezer unit. radiator, power points, ceramic tiled floor, uPVC double glazed window to rear elevation, uPVC glazed panelled external door to rear elevation, wall mounted gas combi central heating boiler.

First Floor

Stairs leading to landing with access to roof space, doors to bedrooms and bathroom.

Bedroom One

13'10" x 9'10" (4.22m x 3.00m)

Two uPVC double glazed windows to front elevation, radiator, power points, door to built-in wardrobe with internal shelving.

Bedroom Two

9'5" x 6'8" (2.87m x 2.03m)

uPVC double glazed window to rear elevation, radiator, power points.

Bathroom

Three piece suite comprising of panelled bath with over-bath thermostatically controlled shower unit, pedestal hand wash basin and low level w.c. Radiator, tiling to walls, uPVC double glazed opaque window to rear elevation.

Externally

Small garden frontage with canopied entrance. Good sized enclosed rear garden with garden gates to rear elevation.

Garage

Detached garage situated on separate plot.

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.

