



£1,200 Per month

186 Park Road, Westhoughton, Lancashire, BL5 3HB

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Charlesworth Estates are delighted to bring to market FOR RENT this THREE BEDROOM semi-detached property. Situated in a prime location, this home is just a stone's throw away from the bustling Westhoughton town centre, providing easy access to all the amenities you could desire. Whether it's shopping, dining, or leisure activities, everything is within reach. One of the standout features of this property is the large rear garden. This property is a fantastic opportunity for those looking for good-sized family accommodation in a convenient location.

Accommodation

uPVC double glazed entrance door into reception lobby with double glazed windows to front and side elevation, ceramic tiled floor, uPVC double glazed panelled entrance door with double glaze oval shaped opaque vision panel into reception hallway with radiator, power points, stairs off to first floor, door to under-stairs storage, panelled doors to lounge and kitchen.

Lounge

25'6" x 12' max (7.77m x 3.66m max)

incorporating open plan dining area. uPVC double glazed walk-in square bay window to front elevation, uPVC double glazed french doors with matching double glazed side panels to rear elevation and opening onto rear garden, contemporary electric fire set to chimneybreast, two radiators, power points, cable data outlet, telephone socket, twin ceiling light fittings, cornice ceiling.

Kitchen

16'32 x 6'11" (4.88m x 2.11m)

Fitted kitchen with a range of high gloss base and wall units, work surfaces with matching upstands to walls, integrated electric oven, inset ceramic hob with extractor canopy over, plumbed for auto washer, inset stainless steel sink with mixer tap, space for upright fridge freezer unit, radiator, uPVC double glazed window to rear elevation, uPVC glazed panelled external door to side elevation.

Stairs leading to landing

Stairs leading to landing with spindled banister rail, uPVC double glazed opaque window to side elevation, power points, access to roof space, doors to bedrooms and bathroom.

Bedroom One

12'10" x 10'10" (3.91m x 3.30m)

uPVC double glazed walk-in square bay window to front elevation radiator, power points, cable data outlet. Range of fitted wardrobes with matching beside drawer units.

Bedroom Two

11'9" x 10'8" incl fitted units (3.58m x 3.25m incl fitted units)

uPVC double glazed window to rear elevation, radiator, power points. An abundance of fitted wardrobes with overhead bridging storage units, matching bedside drawer units and matching vanity drawer units.

Bedroom Three

7'10" x 7'6" (2.39m x 2.29m)

uPVC double glazed window to front elevation, radiator, power points. Fitted wardrobes within room dimensions stated.

Family Shower Room/Wet Room

Shower cubicle with glazed panel, hand washbasin and low level w.c. Partial tiling to walls, radiator, extractor fan, uPVC double glazed opaque window to rear elevation.

External

Garden fronted laid to lawn with border stocked with a variety of mature plants and shrubs. Extensive driveway allowing ample parking for several vehicles and leading to detached garage. Footpath leading to entrance door and footpath through garden gate to most pleasant larger than average rear garden laid mainly to lawn with borders stocked with trees, plants and shrubs. Hard standing with green house, garden tap and raised patio / entertaining area. Detached garage with up and

Disclaimer

All Properties

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