



14 Bentworth Close

Westhoughton, BL5 2GN

Offers in the region of £380,000



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Accommodation

Enter through the front entrance door with opaque glass patterned inserts into the entrance hallway.

Entrance Hallway

10'2" x 6'11" (3.10m x 2.11m)

Herringbone flooring, double radiator, two centre ceiling lights, alarm panel, plug sockets, stairs leading to first floor.

GF w.c.

6'4" x 3'0" (1.93m x 0.91m)

Comprising low level w.c. vanity sink unit with storage below, uPVC double glazed opaque window to side elevation, herringbone flooring, radiator, centre ceiling light.

Lounge

15'10" x 11'1" (4.83m x 3.38m)

Modern lounge with stunning interior decor, uPVC double glazed window to front elevation overlooking the beautiful front garden. Herringbone flooring, centre ceiling light, coving, radiator, gas fire with marble effect back and hearth, radiator, plug sockets, doors leading through to dining room/reception room two.

Dining Room/Reception Room Two

10'1" x 10'0" (3.07m x 3.05m)

Herringbone flooring, centre ceiling light, shelving to walls, plug sockets, coving, open plan to reception room three.

Orangery/Reception Room Three (Extension)

14'8" x 11'8" (4.47m x 3.56m)

uPVC double glazed windows to rear elevation and to both side elevations leading to the gorgeous rear garden, uPVC patio door, two skylights, ceiling spotlights, tv aerial point.

Modern Kitchen/Diner

14'6" x 13'10" (4.42m x 4.22m)

Fitted with a range of modern high gloss wall and base units with complimentary work surfaces over, five ring gas hob, stainless steel splashback, integrated oven and grill and extractor canopy above, integrated dishwasher, space to site fridge freezer, one and half bowl stainless steel sink with hose mixer tap and drainer, double radiator, Karndean flooring, shelving to wall, under stairs storage cupboard,

uPVC double glazed window to rear elevation overlooking the beautiful rear garden, uPVC double glazed window to side elevation.

Utility Room

6'3" x 4'11" (1.91m x 1.50m)

Door to side elevation with glass patterned opaque inserts, stainless steel sink with mixer tap and drainer, complimentary work surface and cupboard below, plug sockets, space and plumbed for auto washer, shelving, newly installed Worcester combination boiler, Karndean flooring, centre ceiling light, radiator.

Stairs/Landing

9'8" x 7'7" (2.95m x 2.31m)

Carpet to stairs, white balustrade with black hand rail. Landing with carpet to floor and loft access.

Master Bedroom

13'1" x 13'0" (3.99m x 3.96m)

uPVC double glazed window to front elevation, centre ceiling light, carpet to floor, fitted wardrobes, space to site further bedrooms furniture as desired, radiator, tv aerial point.

En-Suite Shower Room

8'10" x 3'3" (2.69m x 0.99m)

Shower cubicle with combi shower and hand held attachment, low-level w.c. flush, pedestal sink, fully tiled walls, uPVC double glazed opaque window to side elevation, centre ceiling light, ceiling mounted vent, mirror, medicine cabinet, chrome ladder style radiator/towel rail.

Bedroom Two

14'1" x 11'0" (4.29m x 3.35m)

uPVC double glazed window to front elevation, centre ceiling light, fitted wardrobes, space to site further bedroom furniture as desired, laminate flooring, tv aerial point, plug sockets.

Bedroom Three

10'0" x 9'7" (3.05m x 2.92m)

uPVC double glazed window to rear elevation overlooking the beautiful rear garden. Laminate flooring, centre ceiling light, radiator, plug sockets.

Tel: 01942 817090

Bedroom Four

10'5" x 8'0" (3.18m x 2.44m)

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

Family Bathroom

6'3" x 6'1" (1.91m x 1.85m)

The bathroom suite comprises of; bath with Triton electric shower over and hand held attachment, glass shower screen, low level w.c. flush, pedestal sink with mixer tap. Tiling to walls, chrome ladder style radiator/towel rail, centre ceiling light, ceiling mounted vent, uPVC double glazed opaque window to rear elevation.

Integral Garage

Integral Garage with up and over door, power and light.

External

Garden fronted laid mainly to lawn. Driveway allowing off road parking.

Beautiful Large rear garden stocked with mature trees, border stocked with flowers and shrubs, patio/entertaining area, gated side access.

Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD

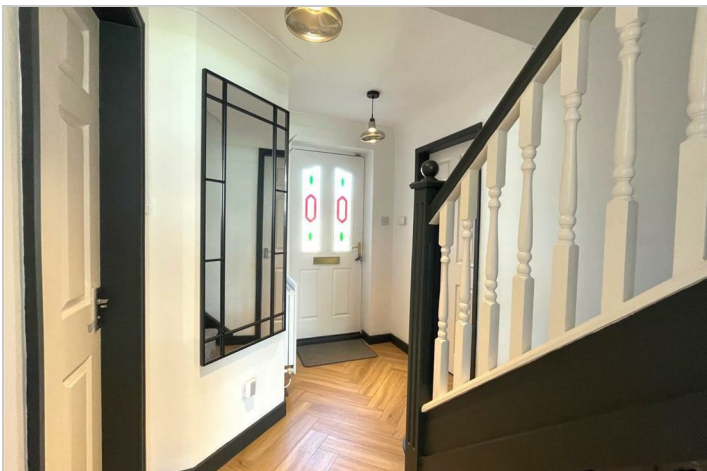
Charlesworth Estate Agent have not sought to verify the legal

title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

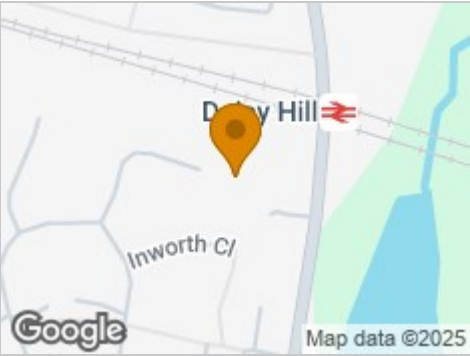
Disclaimer

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



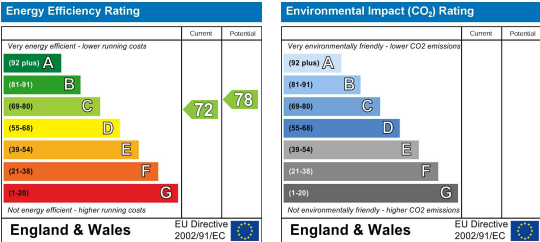
Floor Plan



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