



14 Singleton Grove

Westhoughton, BL5 3HW

£275,000



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Accommodation Comprises

Entering through the uPVC double glazed entrance door into the entrance hallway.

Entrance Hallway

6'6" x 4'0" (1.98m x 1.22m)

Laminate flooring, storage cupboard housing Worcester combination boiler, fuse box and utility meters, coving, centre ceiling light.

Lounge

17'2" x 11'6" (5.23m x 3.51m)

uPVC double glazed window to front elevation, double radiator, carpet to floor, Oak wooden fire surround and marble effect base, gas fire, plug sockets, coving, two wall lights, carpet to floor, tv aerial point, leading through double doors into the dining room.

Dining Room

13'5" x 8'3" (4.09m x 2.51m)

Double radiator, carpet to floor, plug sockets. Storage cupboard under stairs.

Bedroom Three / Reception Three

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

uPVC double glazed window to rear elevation, uPVC double glazed window to side elevation, laminate flooring, tall grey modern radiator, centre ceiling rose and light, plug sockets, coving.

Downstairs w.c.

6'7" x 3'7" (2.01m x 1.09m)

Low level w.c. flush, pedestal sink, laminate flooring, fully tiled walls, centre ceiling light, coving, uPVC double glazed opaque window to side elevation, wall mounted mirrored medicine cabinet, radiator.

Kitchen

12'8" x 9'5" (3.86m x 2.87m)

Fitted with a range of modern shaker style wall and base units with complimentary work surfaces over, Blanco one

and half bowl sink with mixer tap and integrated drainer, integrated oven and grill, integrated washing machine, integrated dishwasher, integrated fridge freezer, four ring gas hob with extractor canopy over, partial brick effect tiling to walls, plug sockets, integrated wine cooler, grey modern radiator, ceiling spotlights, tiling to floor, breakfast bar with stools, uPVC double glazed window to side elevation.

Orangery

11'1" x 9'2" (3.38m x 2.79m)

uPVC double glazed french doors to side elevation leading to rear garden, uPVC double glazed windows to both side and rear elevations, double radiator, carpet to floor, plug sockets.

First Floor Landing

9'7" x 3'0" (2.92m x 0.91m)

Carpet to stairs, wooden hand rail. Landing with carpet to floor, cupboard allowing access to large eaves storage area. Centre ceiling light.

Master Bedroom

12'1" x 10'9" (3.68m x 3.28m)

uPVC double glazed window to front elevation, built in wardrobes, double radiator, carpet to floor, coving, centre ceiling light, plug sockets.

En-Suite

8'3" x 4'10" (2.51m x 1.47m)

Bath with shower attachment, pedestal sink, low level w.c. flush. Porcelain tiling to floor, fully tiled walls, centre ceiling light, wall mounted mirror, chrome ladder style radiator/towel rail, uPVC double glazed opaque window to rear elevation.

Bedroom Two

9'2" x 9'1" (2.79m x 2.77m)

Further Double Bedroom with uPVC double glazed window to front elevation, double radiator, built-in wardrobes, built

Tel: 01942 817090

in shelving unit with drawer unit below, centre ceiling light, plug sockets, coving, carpet to floor.

Shower Room

4'8" x 4'6" (1.42m x 1.37m)

Walk in double shower with glass screen and electric shower with hand held attachment, low level w.c. flush, wall mounted sink with mixer tap. Fully tiled walls, tiled floor, vent, centre ceiling light, radiator.

External

Rear: Private rear garden (astro turf) borders stocked with plants and shrubs. Paved patio/entertaining area. Garden shed with power and light, gated side access, fenced panelled boundaries.

Front: Large imprint concrete driveway for approximately three vehicles to front and side of property.

Tenure

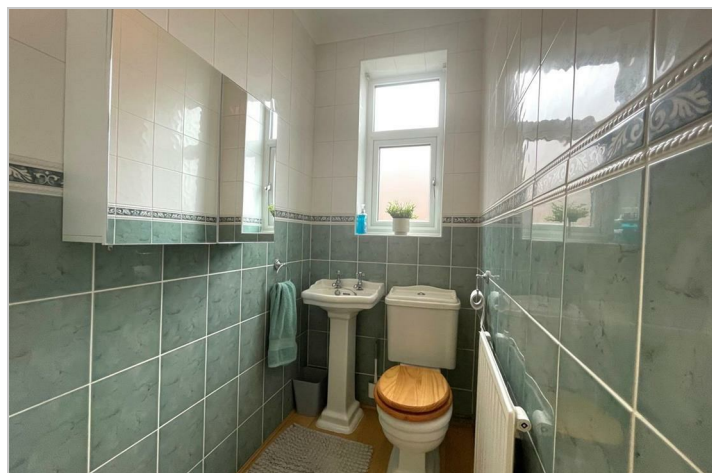
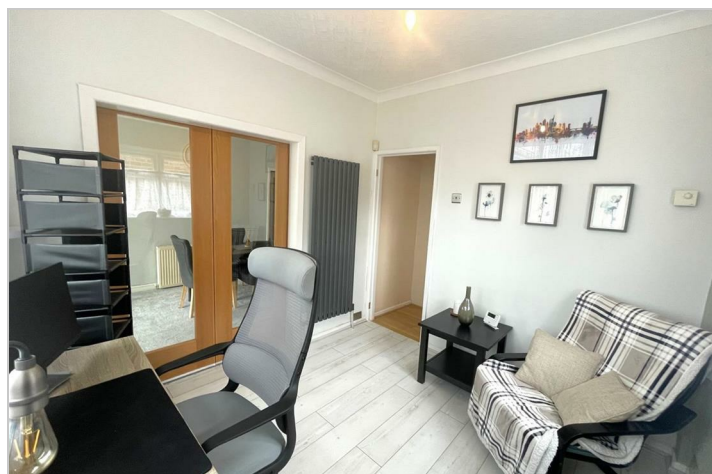
We are informed by the Seller that the tenure of this property is LEASEHOLD (935 years remaining)

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



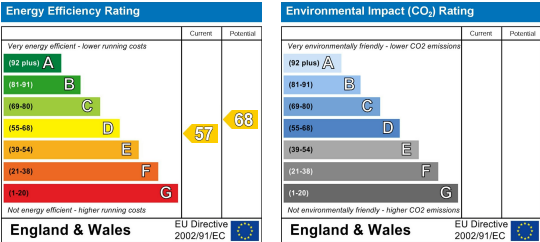
Floor Plan



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.