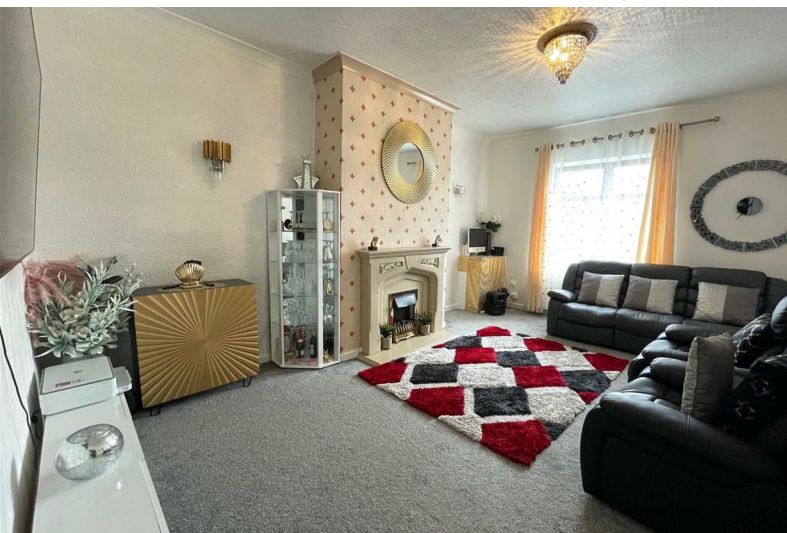
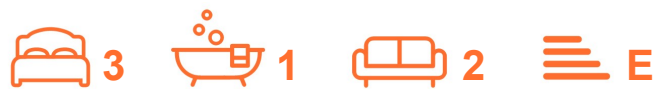




550 Wigan Road

Westhoughton, BL5 2BX

Offers in the region of £190,000



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Accommodation Comprises

Porch/Vestibule

5'7 x 4'7 (1.70m x 1.40m)

UPVc double glazed window, carpet to floor, centre ceiling light.

Entrance Hallway

18'4 x 4'2 (5.59m x 1.27m)

Spacious hallway, double radiator, centre ceiling light, carpet to floor.

Lounge

19'5 x 12'6 (5.92m x 3.81m)

UPVc double glazed window to front elevation, double radiator, electric fire with marble effect surround, power points, TV point, carpet to floor, coving, two wall lights and centre ceiling light.

Kitchen / Diner

15'1 x 9'11 (4.60m x 3.02m)

Fitted kitchen with a range of wall and base units in oak laminate with marble effect roll top work surface, stainless steel sink, freestanding oven and gas hob, splash back tiling, space for fridge freezer, plumbing for washing machine, oak effect vinyl flooring, wall mounted combi boiler (installed 2023), power points, radiator, UPVc door to side elevation, side facing window, two built in storage cupboards, room to site table and chairs, centre ceiling light.

Family Bathroom

8'11 x 7'10 (2.72m x 2.39m)

Fitted with a separate shower cubicle with electric shower, pedestal sink, low level Wc, chrome towel rail, tiled floor, rear facing window, partially tiled walls in grey marble effect, UPVc panelled ceiling and spot lights to ceiling.

First Floor / Landing

12'9 x 6'9 (3.89m x 2.06m)

Split level landing with white wooden balustrade unit, centre ceiling light, carpet to floor and access to the loft space.

Master Bedroom

15'0 x 12'10 (4.57m x 3.91m)

This spacious master double bedroom has a dressing area and comprises of two UPVc double glazed windows to the front elevation, double radiator, power points, space for fitted wardrobes or bedroom furniture as desired, carpeted floor and centre ceiling light.

Dressing Area - 5'1 x 4'0

Bedroom Two

13'8 x 9'2 (4.17m x 2.79m)

Double bedroom, UPVc double glazed window to the rear elevation, double radiator, space for fitted wardrobes or bedroom furniture as desired, power points, beige carpet and centre ceiling light.

Bedroom Three

14'9 x 10'1 (4.50m x 3.07m)

Double bedroom, UPVc window to the side elevation, radiator, space for fitted wardrobes or bedroom furniture as desired, power points, carpeted floor and centre ceiling light.

External

Paved patio with dwarf wall boundary to front and paved patio to rear. Wooden shed and double wooden gates for access to the rear.

Single Garage

Single detached garage to the rear with power, light and up and over door for off road parking.

Tel: 01942 817090

Tenure

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

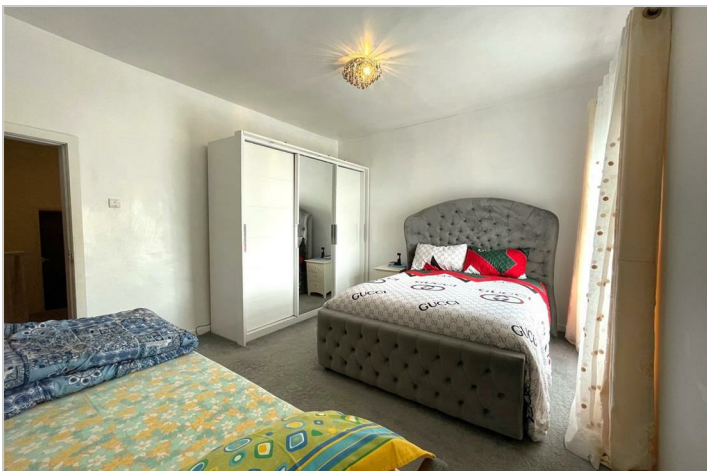
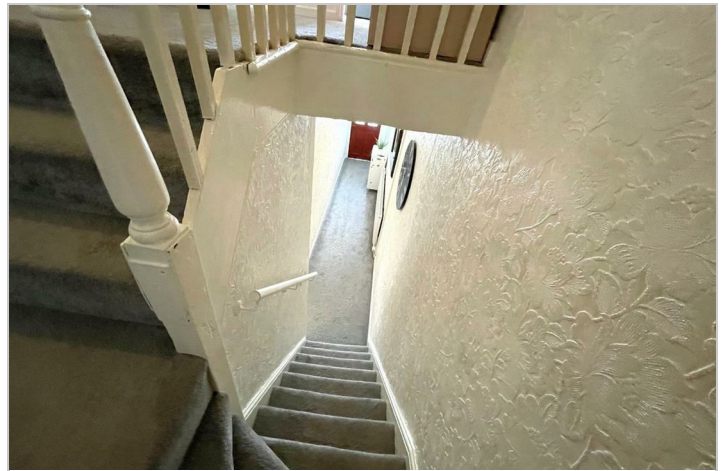
Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

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



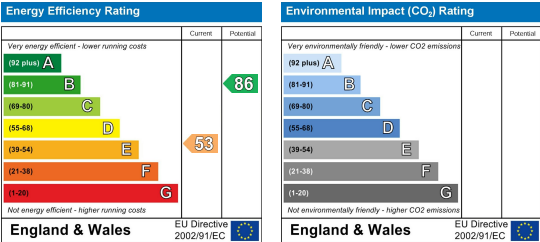
Floor Plan



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.