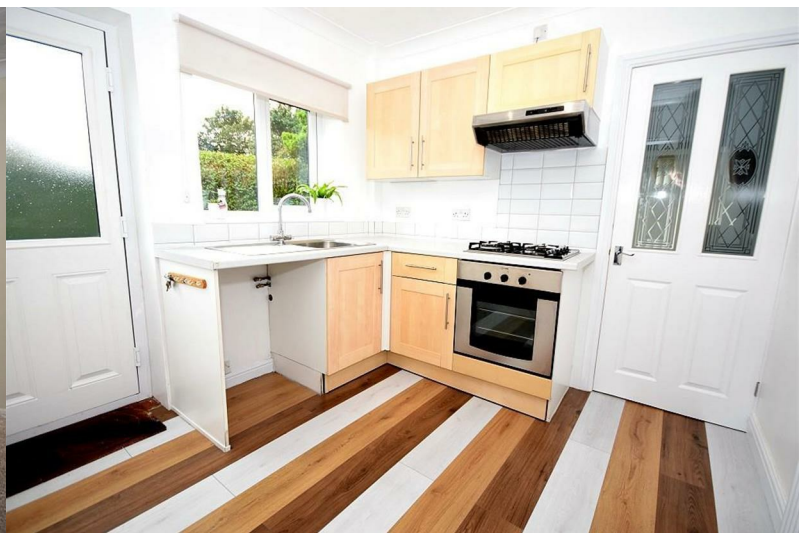
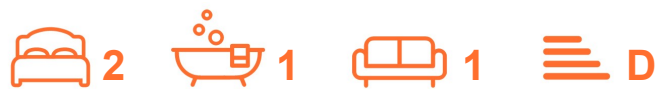




6 Chew Moor Lane

Westhoughton, BL5 3EN

£1,150 Per month



6 Chew Moor Lane

Westhoughton, BL5 3EN

£1,150 Per month



Accommodation

Composite panelled entrance door with double glazed opaque vision panel into reception hallway.

Reception Hallway

Radiator, panelled door through to large walk in storage cupboard with power points and panelled door through to lounge.

Lounge

13'2" max into bay x 13' (4.01m max into bay x 3.96m)

uPVC double glazed walk in bay window to front elevation, radiator, power points, tv aerial socket, timber fire surround with marble back and hearth and inset living flame gas fire, cornice ceiling, centre ceiling light fitting, glazed panelled door through to modern fitted kitchen.

Kitchen

8'8" x 8'6" (2.64m x 2.59m)

Modern base and wall units with work surfaces and tiled splash backs to walls, inset one and half bowl stainless steel sink with mixer tap, integrated stainless steel electric oven with inset stainless steel gas hob with extractor canopy over, plumed for auto washer, power points, radiator, timer panelled effect laminate flooring, uPVC double glazed window to side elevation, glazed panelled composite door to side elevation, door to inner hallway.

Inner Hallway

Power point, panelled doors to bedrooms and bathroom.

Bedroom One

15' x 8' (4.57m x 2.44m)

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

Bedroom Two

11'10" x 9'10" (3.61m x 3.00m)

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

Modern Shower Room

Fully tiled walk in shower cubicle with thermostatically controlled shower head, glazed sliding doors, contemporary hand wash basin with mixer tap with vanity unit below, low level w.c. Chromium plated towel rack/radiator, ceramic tiled floor, uPVC double glazed opaque window to side elevation.

External

Property enjoys a prominent corner position with gardens extending to the front, side and rear of the property. Block paved front garden area with beds and borders stocked with a variety of mature plants and shrubs. Footpath leading to entrance door. Footpath leading through wrought iron gate to extensive side garden with large lawn and beds and border stocked with mature trees, plants and shrubs. Enclosed paved rear garden with garden shed and garden gate to rear elevation allowing off road parking and leading to detached larger than average garage.

Garage

Detached larger than average garage with power and light.

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



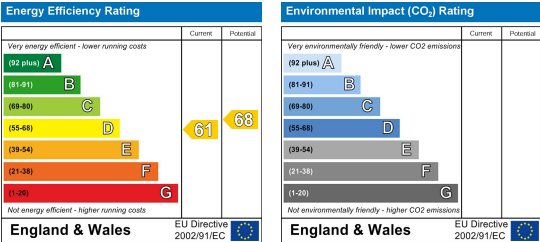
Floor Plan



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