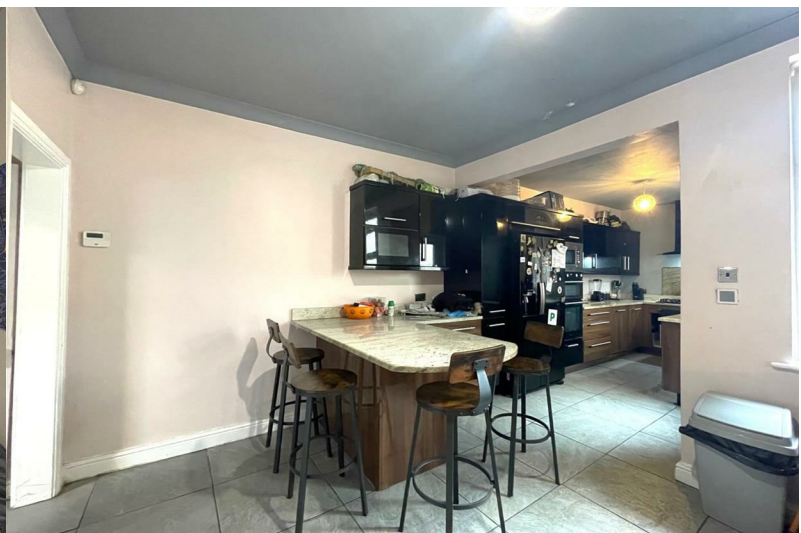




55 Marlbrook Drive

Westhoughton, BL5 2LS

Offers in the region of £179,950



55 Marlbrook Drive

Westhoughton, BL5 2LS

Offers in the region of £179,950



Accommodation comprises

Enter via the composite entrance door via the side elevation into the porch.

Porch

uPVC double glazed window to front elevation, centre ceiling light, laminate flooring, cupboard housing utility meters.

Lounge

14'6" x 11'2" (4.42m x 3.40m)

uPVC double glazed window to front elevation, double radiator, centre ceiling light, coving, laminate flooring, plug sockets, tv aerial point, under stairs storage cupboard.

Open Plan Kitchen/Diner/Reception Room Two

25'2" x 13'11" (7.67m x 4.24m)
Fitted with a range of wall and base units with granite work surfaces over, one and half bowl stainless steel sink with mixer tap and granite inset drainer, integrated oven and grill, integrated microwave, five ring gas hob, chimney style extractor canopy over, wall mounted Baxi combi boiler, plumbed and space for washing machine, space for tumble dryer, space for large American style fridge freezer, tiling to floor, plug sockets, uPVC double glazed door with opaque glass insert to side elevation leading to the paved garden.

Dining area: Granite island/breakfast bar with bar stools and storage cupboards below. Wall cupboards with integrated TV, double radiator, tiling to floor, uPVC double glazed window to rear elevation, centre ceiling light, coving, plug sockets, wall mounted alarm panel and wall mounted central heating system panel.

First Floor & Landing

21'0" x 3'0" (6.40m x 0.91m)

Carpet to stairs, wooden hand rail leading to landing. Carpet to landing, two centre ceiling light fittings, radiator, doors leading to bedrooms.

Master Bedroom

14'6" x 14'4" (4.42m x 4.37m)

uPVC double glazed window to front elevation, laminate flooring, double radiator, centre ceiling light, power sockets, built in wardrobe. Shower cubicle with combi shower and hand held attachment, fully tiled within shower enclosure.

Bedroom Two

11'6" x 8'10" (3.51m x 2.69m)

uPVC double glazed window to rear elevation, carpet to floor, centre ceiling light, space to site bedroom furniture as desired, plug sockets.

Bedroom Three

7'3" x 6'3" (2.21m x 1.91m)

uPVC double glazed window to side elevation, plug sockets, carpet to floor, radiator, centre ceiling light.

Family Bathroom

7'4" x 4'8" (2.24m x 1.42m)

Bath with combi shower over and separate hand held attachment, low level w.c. flush, vanity sink with storage cupboard below. Tiled flooring, uPVC double glazed opaque window to side elevation.

Stairs leading to Loft Conversion

14'6" x 11'3" (4.42m x 3.43m)

Carpet to stairs, white balustrade.

Loft Conversion (used as 4th Bedroom)

Currently used as the fourth bedroom, power sockets, laminate flooring, two velux skylight windows allowing plenty of natural light into the room. Spotlights to ceiling.

External

Front: Paved footpath, front garden with pebbled area, flowers and shrubs to borders, on-road parking.

Rear: Laid mainly to flag, gated rear access, fenced panelled boundaries.

Tenure

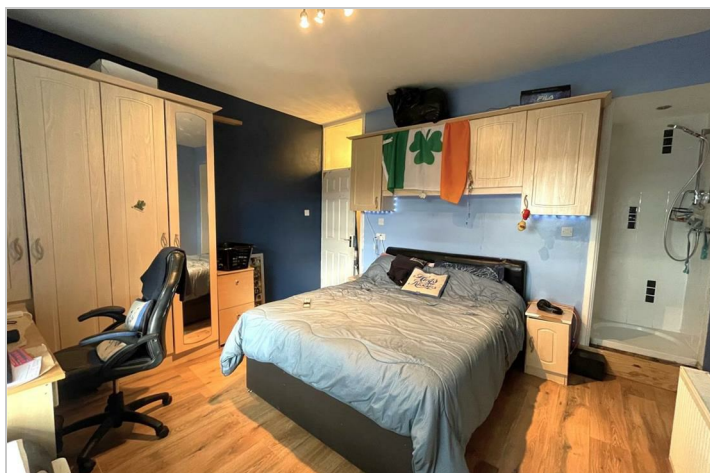
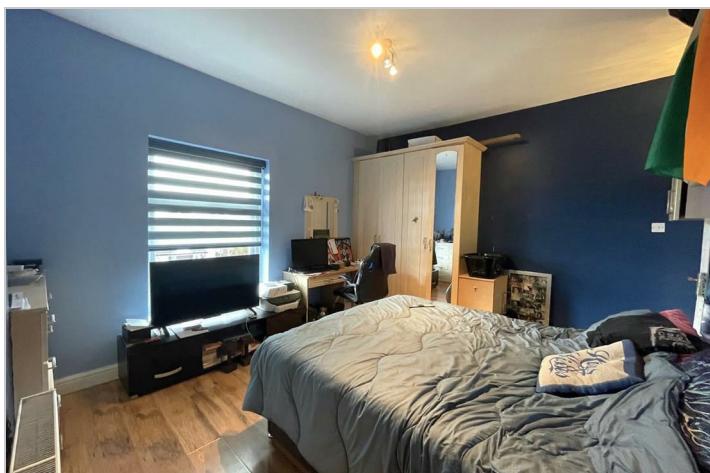
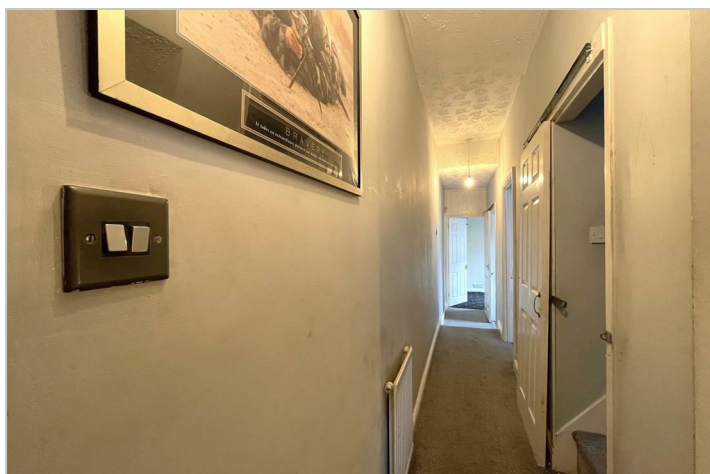
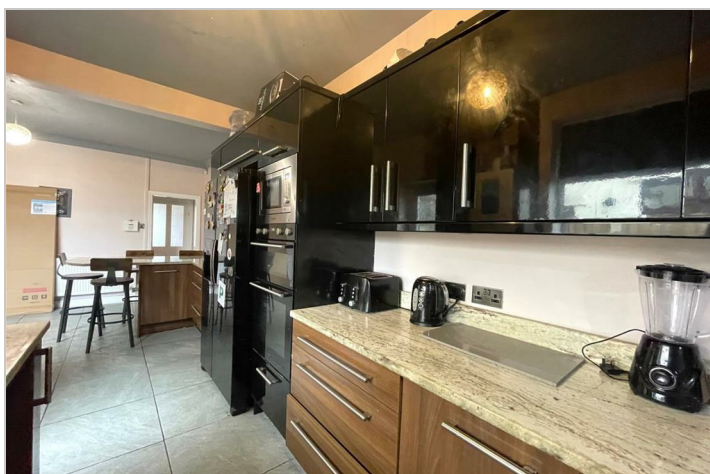
We are informed by the Seller that the tenure of this property is FREEHOLD.

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



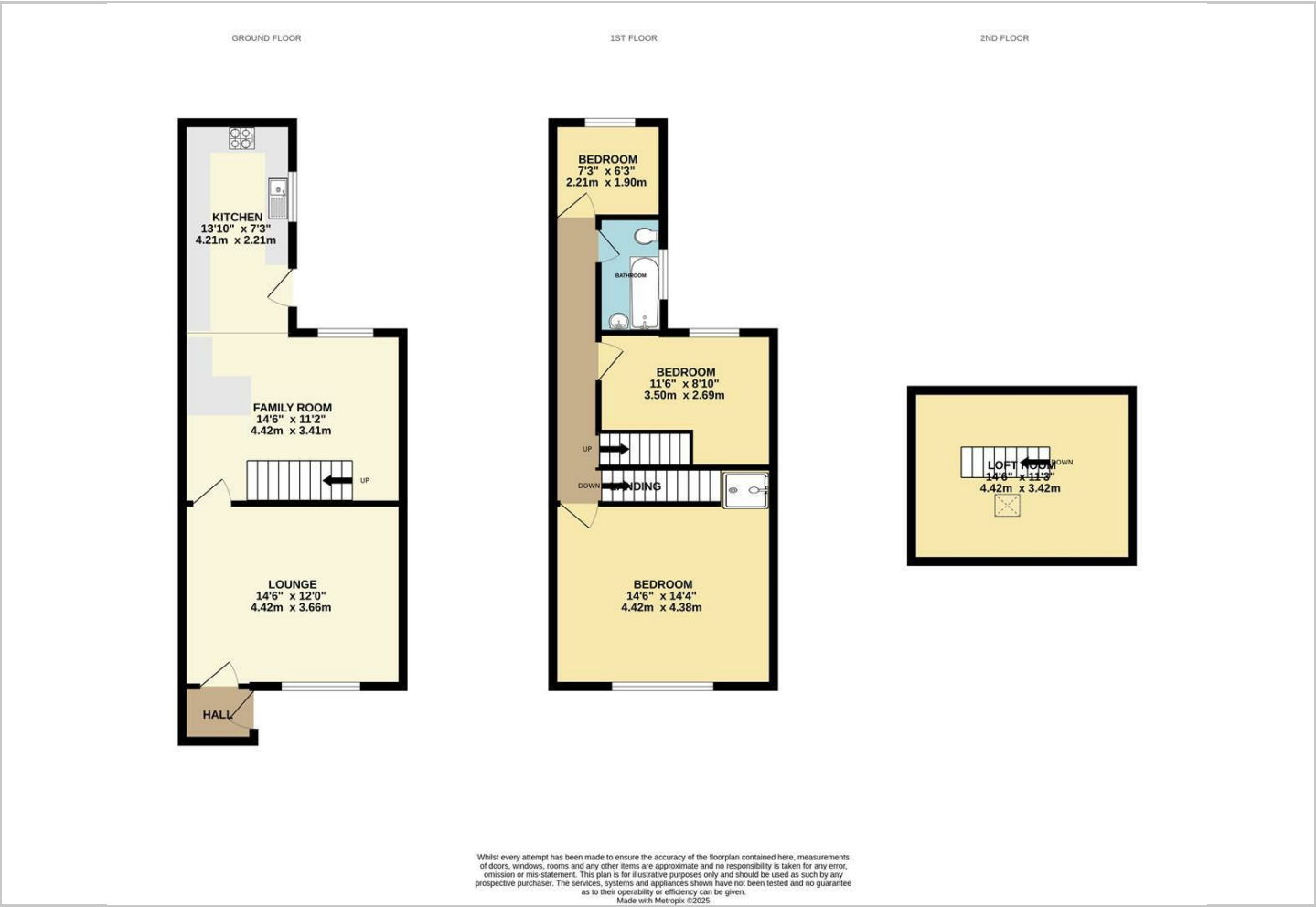
Hybrid Map



Terrain Map



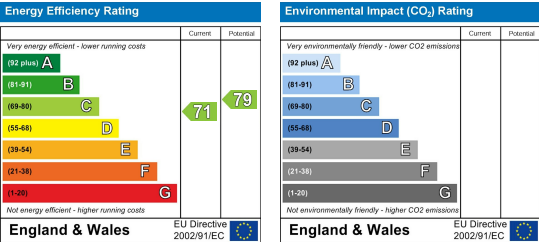
Floor Plan



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.