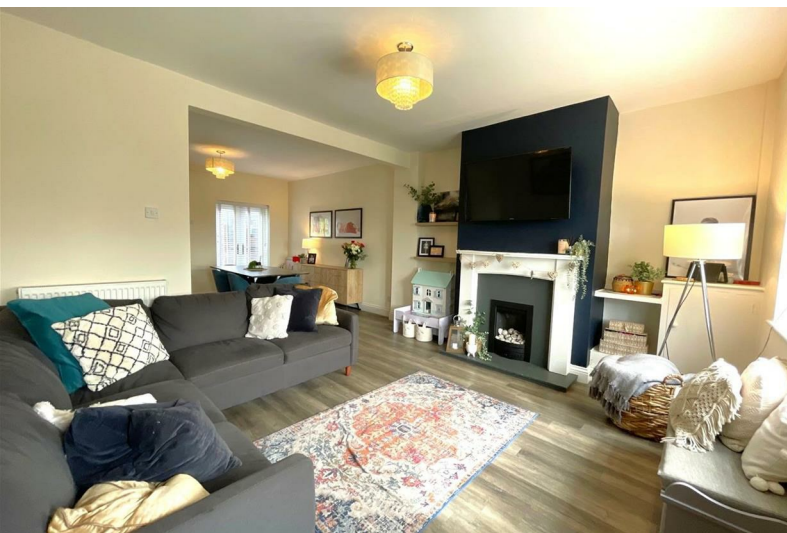
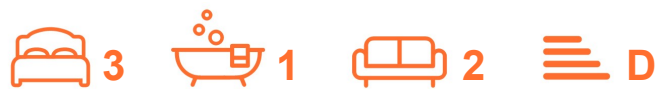




268 Hindley Road

Westhoughton, BL5 2DY

Offers in the region of £195,000



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Accommodation Comprises

uPVC double glazed entrance door with opaque glass inserts. Leading through to the open plan lounge/dining room.

Open Plan Lounge/Dining Room

25'9" x 14'2" (7.85m x 4.32m)

uPVC double glazed window to front elevation, grey laminate flooring.

Lounge area with centre ceiling light, double radiator, plug sockets, White adam style fire surround with grey back and hearth, gas fire. Cupboard housing utility meters, double radiator, centre ceiling light.

Dining area with double radiator, french doors opening onto private rear garden, grey laminate flooring, plug sockets, under stairs storage cupboard, centre ceiling light. Leading through the archway to fitted kitchen.

Fitted Kitchen

11'9" x 7'7" (3.58m x 2.31m)

Fitted with a range of grey wall and base units with complimentary white oak work surfaces over, stainless steel sink with mixer tap and drainer, partial tiling to walls, four ring gas hob with extractor canopy over, built-in integrated oven, space for washing machine, space for tumble dryer, space to site American style fridge freezer, plug sockets, cupboard housing Baxi combination boiler. uPVC double glazed window to rear elevation, uPVC double glazed window to side elevation.

First Floor Stairs/Landing

13'0" x 8'6" to widest point on the landing (3.96m x 2.59m to widest point on the landing)
Carpet to stairs. Carpet to floor, white balustrade unit, centre ceiling light, uPVC double glazed window overlooking the rear garden.

Bedroom One

14'5" x 12'10" (4.39m x 3.91m)

uPVC double glazed window to front elevation with pleasant views over open farmland. Centre ceiling light, carpet to floor, tv aerial point, recess with drawer unit, built-in drawer units, plug sockets.

Bedroom Two

9'10" x 8'0" (3.00m x 2.44m)

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

Family Bathroom

6'6" x 5'8" (1.98m x 1.73m)

Three piece suite comprising, bath with combi shower over and separate hand held attachment, vanity sink with mixer tap and storage cupboard below, low level wc flush. Fully tiled walls, tiling to floor, ceiling spotlights, extractor fan, tall black radiator.

Stairs Leading to the Second Floor

White Balustrade unit. Carpet to floor.

Bedroom Three (Loft Conversion)

14'0" x 12'11" (4.27m x 3.94m)

Under eaves storage, skylight, carpet to floor, air conditioning unit, plug sockets, tv aerial point, centre ceiling light. Space to site bedroom furniture as desired.

External

Gated entrance with dwarf walled boundary and flagged front garden area.

Rear garden laid mainly to lawn, Indian stone paved patio area, steps leading to further patio/entertaining area. Fenced panelled boundaries, gated access to rear.

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (863 years remaining)

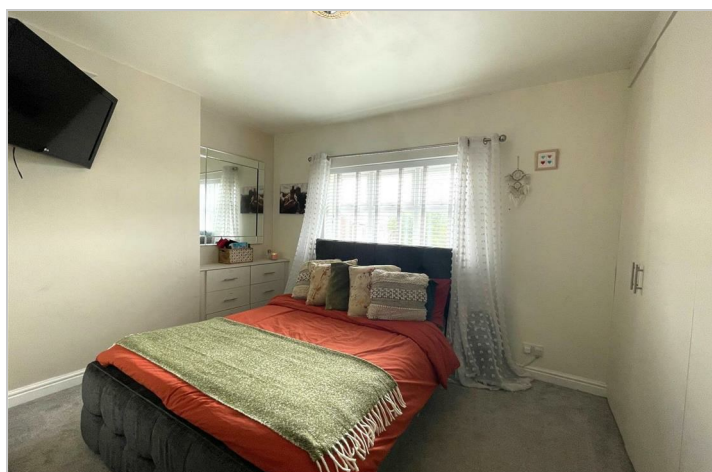
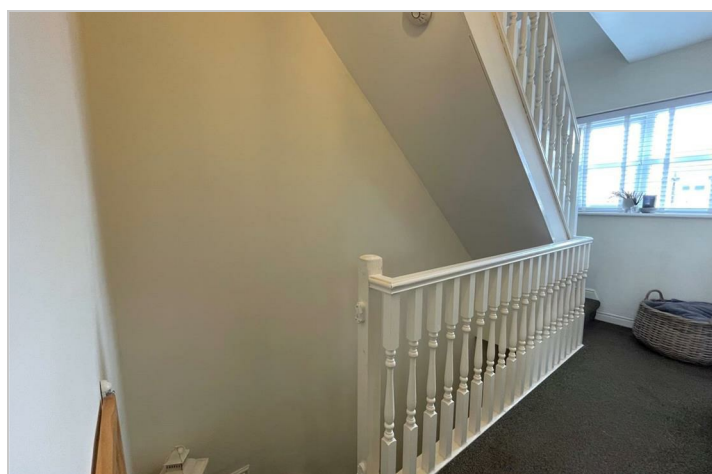
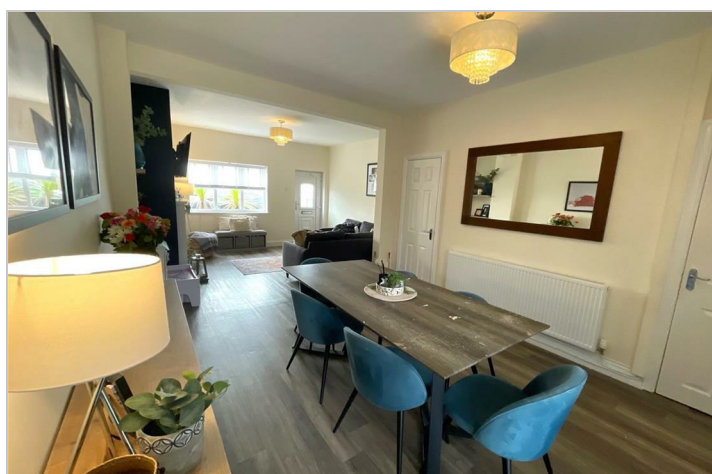
Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

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



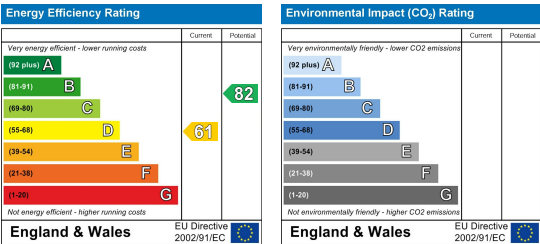
Floor Plan



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.