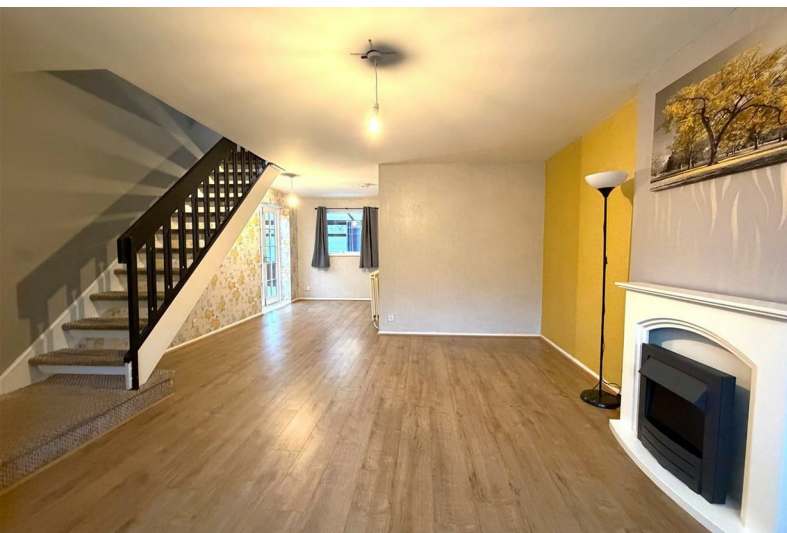
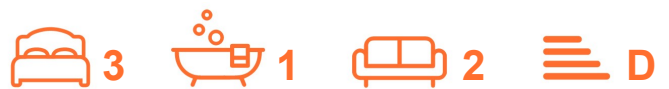




## 11 Fieldbrook Walk

Westhoughton, BL5 3YD

**Offers in the region of £220,000**





# 11 Fieldbrook Walk

Westhoughton, BL5 3YD

**Offers in the region of £220,000**



## Accommodation Comprises

Enter via the uPVC front entrance door with glass centre insert .

### Porch area

4'8" x 4'0" (1.42m x 1.22m)

Laminate flooring, plug socket, shelving to wall, consumer box mounted to wall.

### Lounge/Dining Room

26'9" x 14'8" (8.15m x 4.47m )

uPVC double glazed bay window to front elevation (with pleasant views over open fields). Laminate flooring, Adam style fire surround, electric fire, two centre ceiling lights, plug sockets, double radiator, uPVC double glazed rear window (overlooking conservatory), stairs leading to first floor, double doors leading into the conservatory.

### Kitchen

9'0" x 6'11" (2.74m x 2.11m)

Fitted with a range of wall and base units with complimentary work surfaces over, stainless steels sink with mixer tap and drainer, gas hob and integrated oven with extractor fan above, space and plumbed for auto washer, space for under counter fridge and freezer, tiled floor, plug sockets, centre ceiling light, partial tiling to walls.

### L-shaped Conservatory (wrap around)

33'4" x 23'2" ( 10.16m x 7.06m)

uPVC double glazed french doors leading onto the rear garden, uPVC double glazed windows to side, rear and front elevations, two wall lights, plug sockets, part tiling to floor and part laminate flooring, wall mounted meter box.

## First Floor

Carpet to stairs, black hand rail with balustrade unit.

### Landing

uPVC double glazed window to side elevation, carpet to floor, loft access, plug socket, cupboard housing Valiant combination boiler.

### Master Bedroom

14'2" x 8'6" (4.32m x 2.59m)

uPVC double glazed window to front (with lovely views and private aspect). Carpet to floor, centre ceiling light, built in wardrobes with overhead storage cupboard.

### Bedroom Two

12'0" x 8'6" (3.66m x 2.59m)

uPVC double glazed window to rear elevation overlooking the rear garden, centre ceiling light, radiator, carpet to floor, built in wardrobes with grey high gloss doors and shelving unit, plug sockets.

### Bedroom Three

8'2" x 5'10" (2.49m x 1.78m)

uPVC double glazed window to front elevation (with lovely views over fields), carpet to floor, centre ceiling light, plug socket.

### Shower Room

Comprising shower cubicle with shower attachment, low level Wc, sink with mixer tap and storage below. Tiling to walls, uPVC double glazed opaque window to rear elevation.

### External

Rear: Large paved rear garden, fenced panelled boundaries and gated access to side and rear.

(Potential to convert the rear garden into off road parking/driveway). On street parking to rear.

Front: Laid mainly to lawn with borders stocked with flowers and shrubs. Pathway leading to entrance door.

### 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.

### Council Tax Band

We understand the property is in council tax band C this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

### 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



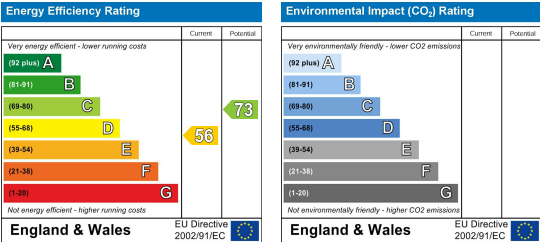
Floor Plan



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.