



409 Manchester Road

Westhoughton, BL5 3JS

£1,100 Per month



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Accommodation comprises

Newly fitted Composite front entrance door leading to the entrance hallway with radiator, power points, laminate flooring, stairs off to first floor.

Through Lounge

17'8" x 10'2" (5.41m x 3.10m)

Double glazed bay window to front elevation, contemporary electric fire set to chimney breast, radiator, power points, tv aerial socket, cornice ceiling, ceiling lights, laminate flooring, open plan through to dining kitchen.

Kitchen / Diner

17'7" x 8'7" opening up to 17'3" (5.36m x 2.64m opening up to 5.28m)

Modern fitted kitchen which comprises of high gloss base and wall units with complimentary work surfaces over and tiled splash backs to walls, inset one and half bowl stainless steel sink with mixer tap, integrated eye level Bosch electric oven with inset five burner gas hob with stainless steel chimney style extractor canopy over, integrated dish washer, washing machine, space for tumble dryer, American style fridge-freezer. Laminate flooring, two radiators, inset ceiling spotlights, panelled door to under stairs storage, panelled door to downstairs gf cloaks, uPVC double glazed window to rear elevation with open aspect and uPVC double glazed French doors to rear elevation and opening onto rear garden.

Downstairs Wc

Low-level Wc, hand wash basin set to wall.

Stairs/Landing

Stairs leading to landing with double glazed opaque window to side elevation and doors to bedrooms and bathroom.

Bedroom One

11'1" x 9' (3.38m x 2.74m)

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

Bedroom Two

10'11" x 8'10" (3.33m x 2.69m)

Double glazed window to rear elevation with open aspects over adjoining meadows, farm land and distant views to Rivington Pike and Winter Hill. Storage cupboard which houses the wall mounted gas combi central heating boiler.

Bedroom Three

7'3" x 6'8" (2.21m x 2.03m)

uPVC double glazed window to front elevation, radiator, power points. This bedroom could be made larger by moving a stud wall.

Family Bathroom

Four piece bathroom suite comprising of shower cubicle with combi shower and attachment, panelled bath with mixer tap, pedestal hand wash basin with low level Wc. Towel radiator, inset ceiling spotlights, double glazed opaque window to rear elevation.

External

Garden fronted laid to lawn with borders stocked with plants and shrubs, footpath leading to entrance door and large driveway allowing ample parking for several vehicles.

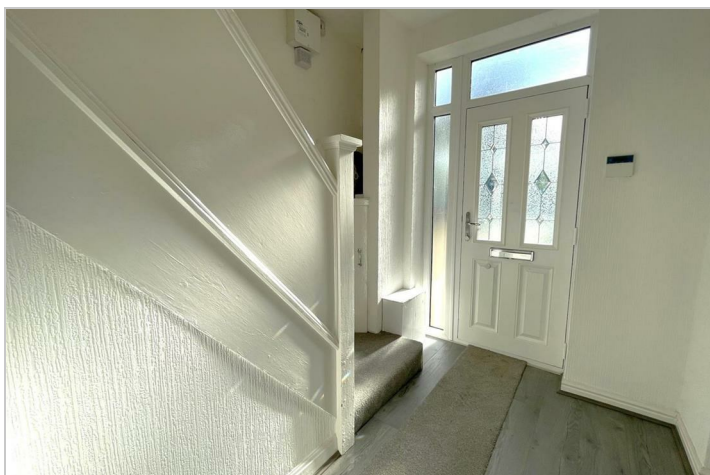
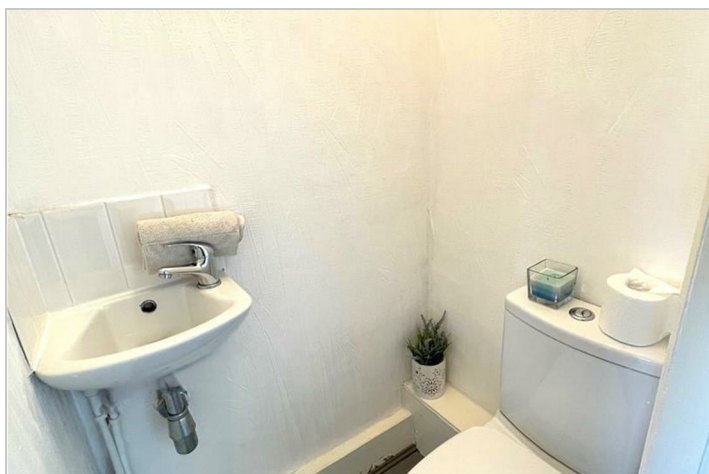
Great size rear garden with lovely views over grazing cattle field / farm views over Water Tower at Snydle. Patio/entertaining area. New fencing to the rear.

Disclaimer

Tel: 01942 817090

All Properties

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Road Map



Hybrid Map



Terrain Map



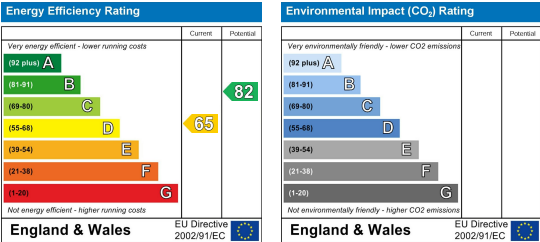
Floor Plan



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



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