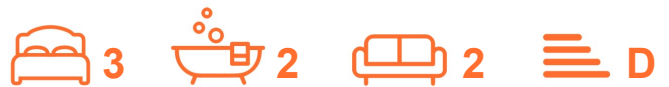




57 King Street

Westhoughton, BL5 3AX

Offers in the region of £280,000



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Ground Floor

Entered through the composite door with obscured glass panel above into entrance hallway.

Hallway

14'5" x 6' (4.39m x 1.83m)

A spacious entrance hallway with original parquet flooring, double radiator, cupboard housing meters, light switches, plug sockets, understairs storage cupboard, picture rail, coving to ceiling, halogen spotlights to ceiling.

Reception Room One

13'7" x 14'4" (4.14m x 4.37m)

A light filled reception room with high ceiling and original features, uPVC double glazed bay window to front elevation with patterned inserts. Original parquet flooring, centre ceiling light, picture rail, coving, radiator with decorative cover, tv aerial, plug sockets. Working open fire with original cast iron fireplace.

Reception Room Two

13'4" x 16'4" (4.06m x 4.98m)

Another light filled reception room with high ceiling and original features, uPVC double glazed bay window to front elevation and uPVC double glazed window to rear elevation. Original parquet flooring, centre ceiling rose, Tv aerial, Gas fire with beautiful oakwood fire surround with tiled inserts and tiled hearth. Coving, picture rail, plug sockets, radiator with decorative cover.

Kitchen

13'8" x 13'9" (4.17m x 4.19m)

A spacious and modern fitted kitchen with a range of high gloss wall and base units in grey with complimentary work surfaces in white with grey marble effect pattern, matching splash-back, sink with drainer and mixer tap. Built in dishwasher, double electric oven, gas hob with extractor fan over. Laminate flooring, grey ladder style radiator. Space to site dining table and chairs. Centre ceiling light fitting, uPVC double glazed window to side elevation, uPVC double glazed door leading to the beautiful rear garden.

Utility Room

6' x 4'2" (1.83m x 1.27m)

Plumbed for dryer, auto washer. Fridge freezer, plug sockets, light switch, radiator.

Downstairs wc

6' x 3'8" (1.83m x 1.12m)

uPVC double glazed opaque window to rear elevation. Low level w.c. pedestal sink hand wash basin. Bathroom cabinet, grey tiling to floor, centre ceiling light fitting, partial tiling to walls.

First Floor Landing

14'4" x 6' (4.37m x 1.83m)

A spacious split-level landing with white balustrade and hand rail, beautiful full height patterned glass window to front elevation, coving to ceiling, picture rail, grey carpet.

Bedroom One

11'8" x 14'6" (to fitted wardrobes) (3.56m x 4.42m (to fitted wardrobes))

uPVC double glazed window with patterned inserts to front elevation, original wooden flooring, centre ceiling light fitting, coving to ceiling (high ceiling), picture rail. Fitted wardrobes with mirrored inserts and fitted drawer units. Radiator, plug sockets. A beautiful original cast iron fire surround.

Bedroom Two

12'2" x 14'0" (to fitted wardrobes) (3.71m x 4.27m (to fitted wardrobes))

uPVC double glazed window with patterned inserts to front elevation. Double radiator, grey carpet, plug sockets. A beautiful original cast iron fire with surround. Built in wardrobes to both alcoves. Coving to ceiling (high ceiling), picture rail. uPVC double glazed window to rear elevation overlooking the extensive gardens and trees.

Bedroom Three

13'5" x 10'2" (4.09m x 3.10m)

uPVC double glazed window to rear elevation overlooking the beautiful private rear garden. Coving to ceiling (high ceiling), centre ceiling light fitting, radiator, laminate flooring, plug sockets. Built in wardrobes and shelving unit, original cast iron fireplace.

Bathroom

8'6" x 6' (2.59m x 1.83m)

Curved bath with electric shower over, vanity sink unit with storage below, low-level w.c. flush Tiling to floor, tiling to walls, halogen ceiling spotlights.

External Front

Gated entrance to front garden with block paving, hedged borders for additional privacy, garden wall, footpath leading to entrance door.

Gated driveway to side.

External Rear

Beautiful extensive larger than average rear gardens stocked with mature trees, shrubs and flowers. (some of the trees in the garden are protected). Large patio area for entertaining! Driveway for off street parking with gated access.

Outbuilding One

Large outbuilding with Belfast sink and Worcester combi boiler. Hot and cold water facility. Built in cupboards, power and light.

Outbuilding Two

Outbuilding with power and light.

Tenure

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

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 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



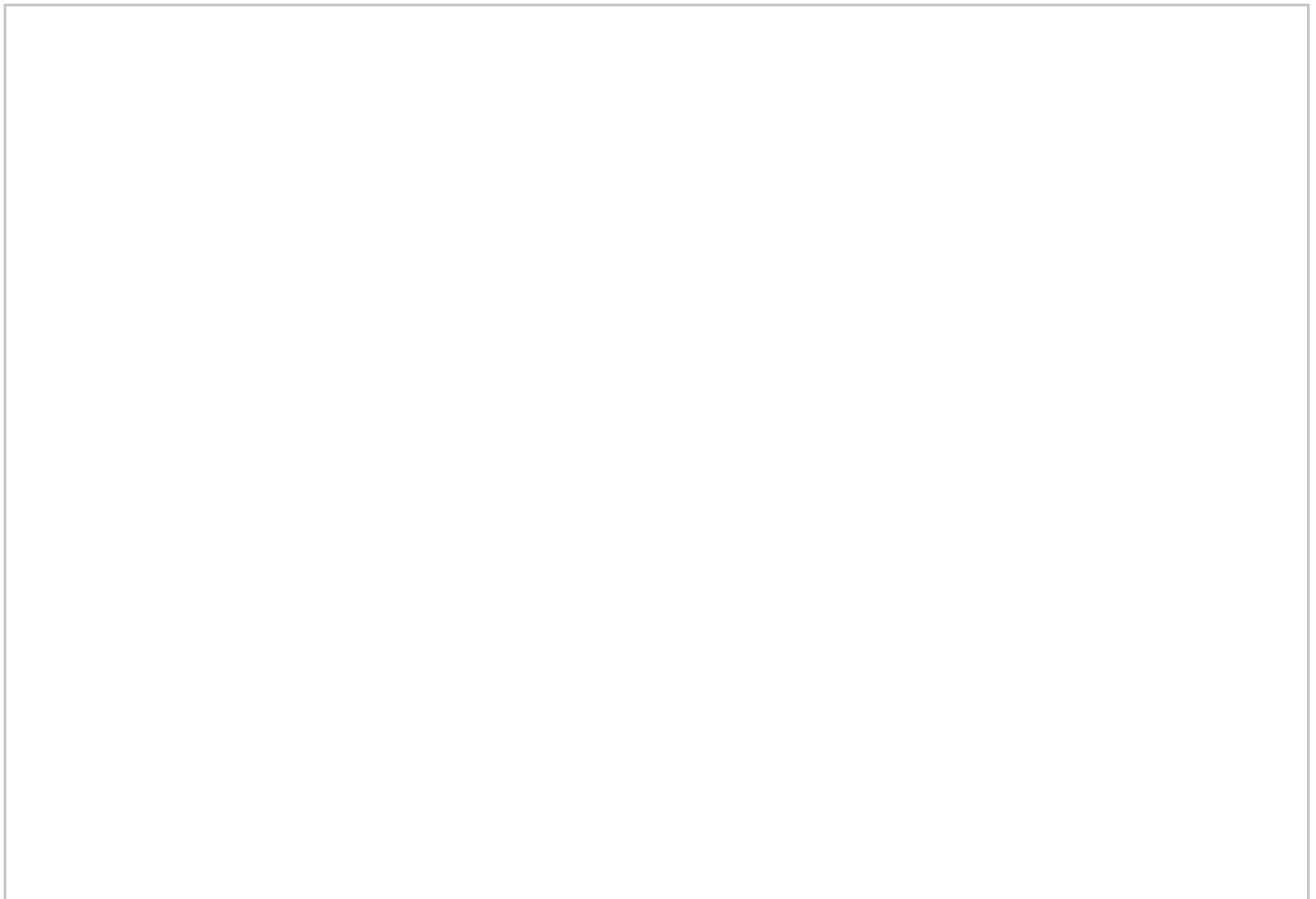
Hybrid Map



Terrain Map



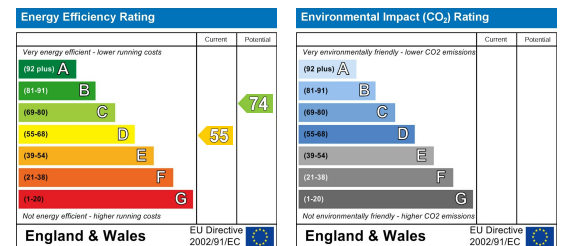
Floor Plan



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