



West Grove Westhoughton BL5 2HU

Offers Over £235,000

This beautiful semi boasts THREE GENEROUS BEDROOMS and is positioned on an IMPRESSIVE CORNER PLOT at the end of a pleasant cul-de-sac in a popular area of Westhoughton. There is ample parking for several cars and gardens to the side and rear. The property has been freshly painted throughout and has a modern kitchen and ground floor shower room. In addition to two double bedrooms on the first floor, there is a further bedroom which could be split into two to add a further bathroom or bedroom. The property provides ample living space, with a generous lounge leading through to a dining room and conservatory. A modern kitchen is just off the dining room. This in turn leads to the shower room. The property, whilst being situated on a quiet, family friendly street, is conveniently located for shops and restaurants at Westhoughton, local train stations and schools.

- IMPRESSIVE CORNER PLOT
- MODERN FITTED KITCHEN.
- CUL-DE-SAC POSITION
- FULL REWIRE COMPLETED
- CLOSE TO TRAIN STATION
- LARGE DRIVEWAY

Hallway

6' 6" x 6' 1" (1.990m x 1.850m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, side panel window UPVC double glazed, solid oak flooring.

Lounge

15' 4" x 14' 8" (4.677m x 4.476m) Glass double doors, ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, gas fire.

Kitchen

11' 4" x 9' 3" (3.448m x 2.807m) UPVC double glazed side to door, ceiling light point, UPVC double glazed window to rear, lino flooring, wall base and drawers units, gas hob and electric oven, space for washing machine, under counter fridge freezer, work tops, sink unit with drainer and mixer tap.

Dining Room

14' 4" x 8' 11" (4.362m x 2.725m) UPVC double glazed french doors to conservatory, ceiling light point, wall mounted radiator, carpeted flooring.

Conservatory

12' 11" x 8' 1" (3.934m x 2.467m) Ceiling light point, wall mounted radiator, UPVC double glazed windows, solid oak flooring.

Stairs/Landing

Ceiling light point x 2, UPVC double glazed window to side, carpeted flooring, loft hatch, storage cupboard.

Bedroom One

16' 1" x 11' 0" (4.912m x 3.354m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

Bedroom Two

15' 2" x 8' 5" (4.635m x 2.560m) Ceiling light point x 2, wall mounted radiator x 2, UPVC double glazed window to side and rear, carpeted flooring.

Bedroom Three



8' 11" x 9' 2" (2.719m x 2.789m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.



Shower Room

8' 3" x 5' 4" (2.502m x 1.638m) Spotlights, heated towel rail, UPVC double glazed window to side, lino flooring, basin, WC, corner shower, PVC tiles.

Garage

Up and over door, detached from property.

Outside

Front

Driveway.



Rear

Stoned, paved.

Other Information

Water mains or private? Mains Parking arrangements? Driveway Flood risk? None Known Coal mining issues in the area? Speak to agent Broadband how provided? BT Halo If there are restrictions on covenants? None Known Is the property of standard construction? Yes Are there any public rights of way? None Known Safety Issues? None Known



Tenure

Leasehold

Council Tax Band

B







Energy performance certificate (EPC)

23 West Grove Westhoughton SOLTON BL5 2HU	Energy rating	Valid until:	30 April 2034
	D	Certificate number:	0360-2499-6350-2504-7761

Property type	Semi-detached house
Total floor area	90 square metres

Rules on letting this property

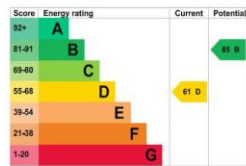
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

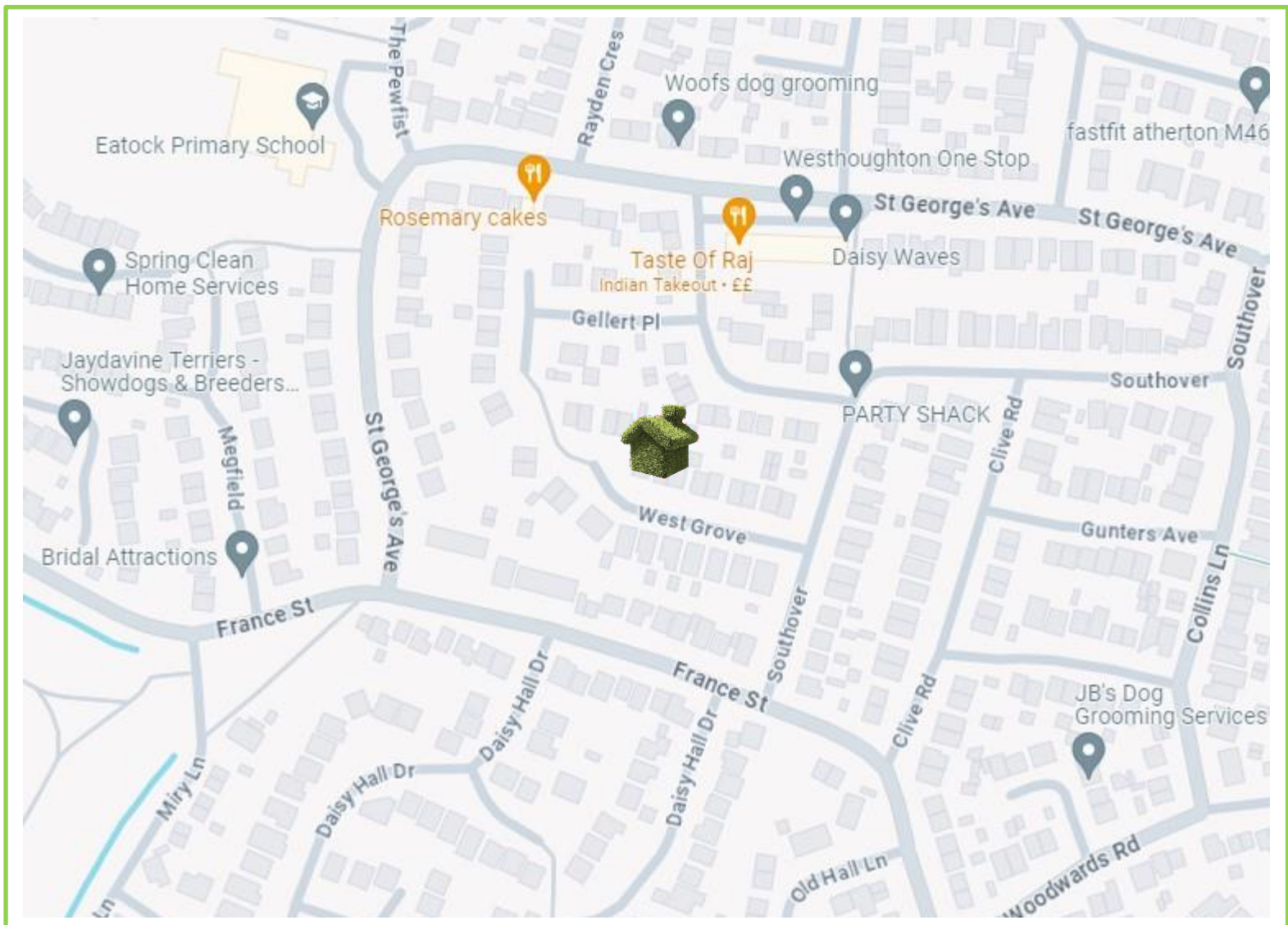
Ground Floor



First Floor



Total area: approx. 100.8 sq. metres (1084.9 sq. feet)



Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

Stone Cross Estate Agents LTD

info@stonecrossea.co.uk