

Property Particulars

Chelsea Close, Westhoughton.



- **Semi Detached Town House**
- **Spacious Lounge & Generous Dining Kitchen**
- **First Floor With Two Bedrooms & Main Bathroom**
- **Arranged Over Three Floor**
- **Worcester Combination Boiler - Served Central Heating**
 - **Shower Room**
- **Generous Corner Plot**

Offers in the Region Of £215,000

A great size semi detached house arranged over three floors with excellent accommodation. There are three bedrooms, one main bathroom and a further shower room, spacious lounge room and a dining kitchen. There is gas central heating via Worcester combination boiler, and uPVC double glazing. The property sits in a corner plot with lots of potential for a possible garage or extension, subject to any necessary planning applications. The rear garden is private, sunny and a of a good size. Close to local schools, services and just a 10 minute walk from Westhoughton centre. Viewing is essential to fully appreciate the size setting and location of this lovely home.

Entrance Hall -

With door to front elevation, stairs to first floor, door to lounge and downstairs cloakroom.

Downstairs Cloakroom -

This is currently used as a store room although all the original plumbing is still in situ to reinstate the downstairs cloaks W.C.

Lounge - 16' 1" x 12' 2" (4.90m x 3.71m)

With uPVC double glazed window to the front, ceiling light, radiator, T.V. aerial point and door to dining kitchen.



Kitchen/Diner - 15' 6" x 7' 3" (4.72m x 2.21m)

With a range of wall, drawer and base units with contrasting working surfaces, gas hob and electric oven with extractor above, integrated fridge freezer, plumbed for washer, two uPVC double glazed windows and door to rear, radiator and under stairs storage.

First Floor Landing -

With Inner landing providing door to shower room and staircase to Master Bedroom creating a real private approach, ceiling light and doors off.

Bedroom Two - 12' 5" x 8' 5" (3.78m x 2.56m)

With uPVC double glazed window to the front, ceiling light and radiator.

Bedroom Three - 10' 9" x 8' 8" (3.27m x 2.64m)

With uPVC double glazed window to the rear, ceiling light and radiator.

Bathroom -

With a three piece suite comprising low suite W.C pedestal wash hand basin and panelled bath with electric shower over, fully tiled, radiator and opaque uPVC double glazed window.



Inner Hall- Shower Room -

With a three piece suite comprising low suite W.C. pedestal wash hand basin and glazed shower compartment with electric shower, heated towel rail and opaque uPVC double glazed window to the front.

Second Floor -

Bedroom One -

A great master bedroom with Velux roof window, radiator, ceiling lights and storage to the eaves.

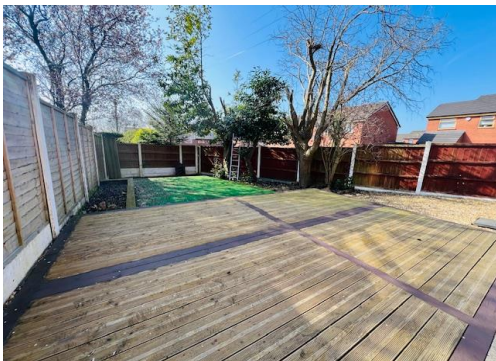


Outside -

Driveway to the front and side.

Rear Garden -

A lovely and sunny private rear garden with quality decked patio, artificial lawn and flower bed borders. Further useful side garden area with another decked patio ideal for maybe a garage extension - subject to any necessary planning approval.



Disclaimer –

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm