



## 15 Roscoes Court, Westhoughton

£185,500 Leasehold

Ideal First Time Buyers Home • No Chain • Bay Fronted • Three Generous Bedrooms • Rear Conservatory/Sun Room • Detached Single Garage • Modern Gas Combi Boiler • Modern Fitted Kitchen with Granite Worktops • Popular Residential location of Westhoughton • Oak Doors & Flooring





Charming 3-bed terraced house in Westhoughton, ideal for first-time buyers. Stylish interior with conservatory, modern kitchen, gas combi boiler. Expansive outdoor space with artificial lawn, patio, and detached garage. Elegantly landscaped front garden and convenient parking options.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





#### **Entrance Hallway**

An entrance hallway with built in storage and metre cupboard, engineered oak flooring, power point and central ceiling light.

#### **Lounge**

11' 6" x 16' 7" (3.51m x 5.05m)

A spacious family room with upvc bay window to front, feature media wall with aerial and power points, engineered oak flooring, multiple power points, central ceiling light and wall mounted radiator.

#### **Kitchen**

14' 5" x 8' 10" (4.39m x 2.69m)

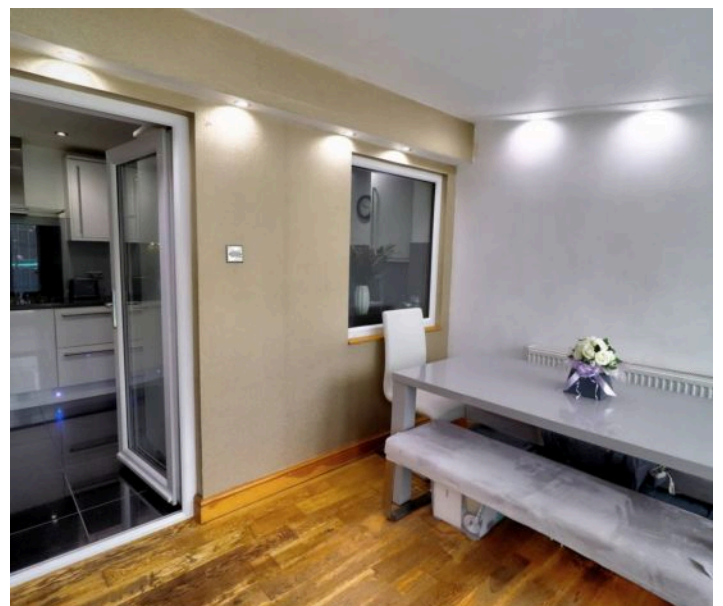
A spacious family kitchen with black quart and siler fleck work tops, a range of high gloss base and wall units, integrated sink under upvc window, integrated appliances, ceiling spot lighting, gas hob with extractor above, large porcelain tiled flooring, under counter and kick board lighting and upvc door to conservatory.



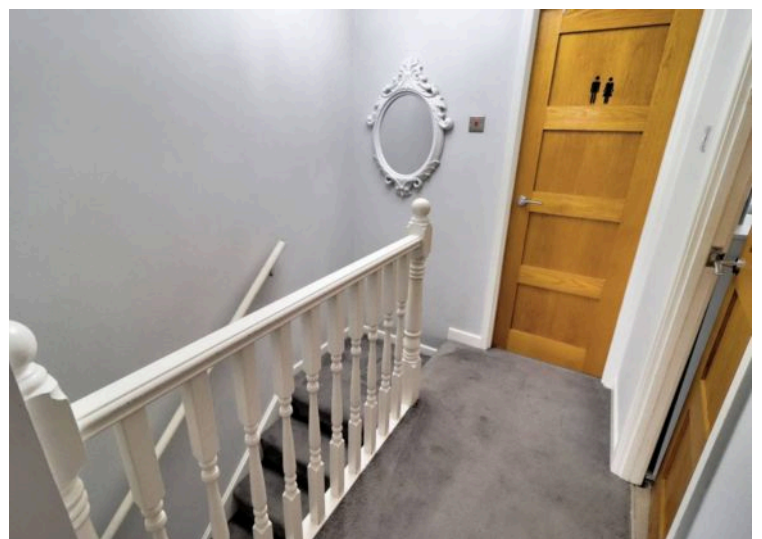
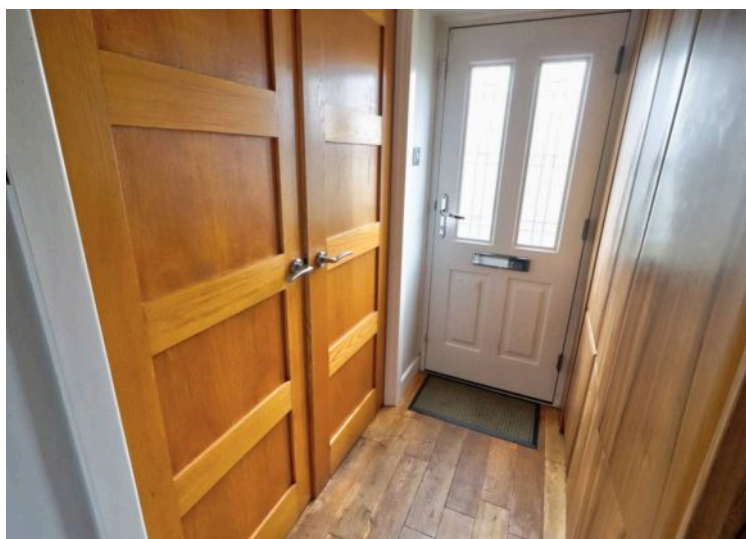
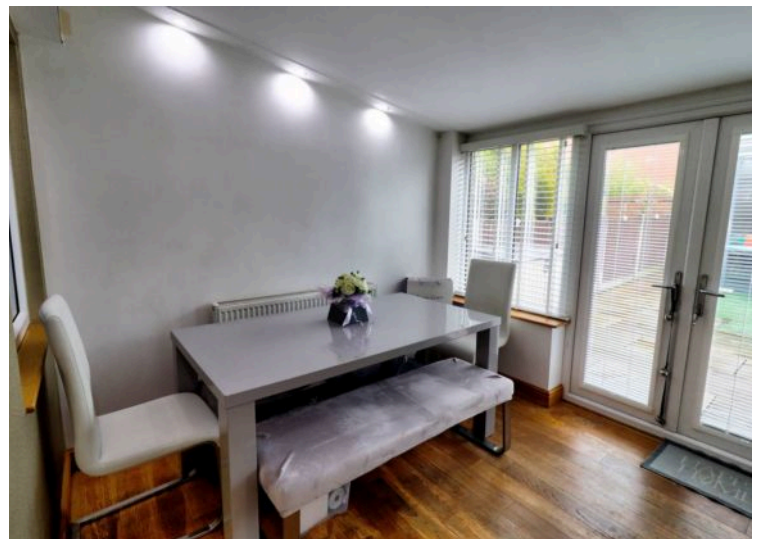
#### **Conservatory**

12' 3" x 9' 1" (3.73m x 2.77m)

A generous conservatory room with engineered oak flooring, ceiling spot lighting, upvc French doors, multiple power points and access to family kitchen.











### **Landing**

5' 10" x 9' 6" (1.78m x 2.90m)

A spacious landing area with central ceiling light, fully carpeted, storage cupboard and power point.

### **Bathroom**

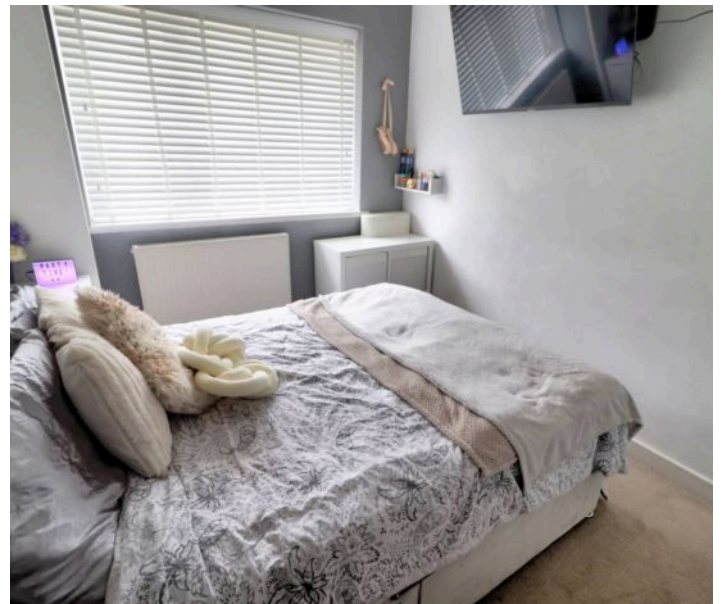
5' 9" x 5' 5" (1.75m x 1.65m)

A modern fitted three piece bathroom suite with P shaped bath tub with shower above a glass screen. wash basin, low level w.c, frosted upvc window, tiled walls and flooring, central ceiling light and wall mounted towel rail.

### **Bedroom One**

8' 3" x 11' 7" (2.51m x 3.53m)

A generous double room with large built in wardrobes, fully carpeted, central ceiling light, multiple power points, large upvc window and wall mounted radiator.



### **Bedroom Two**

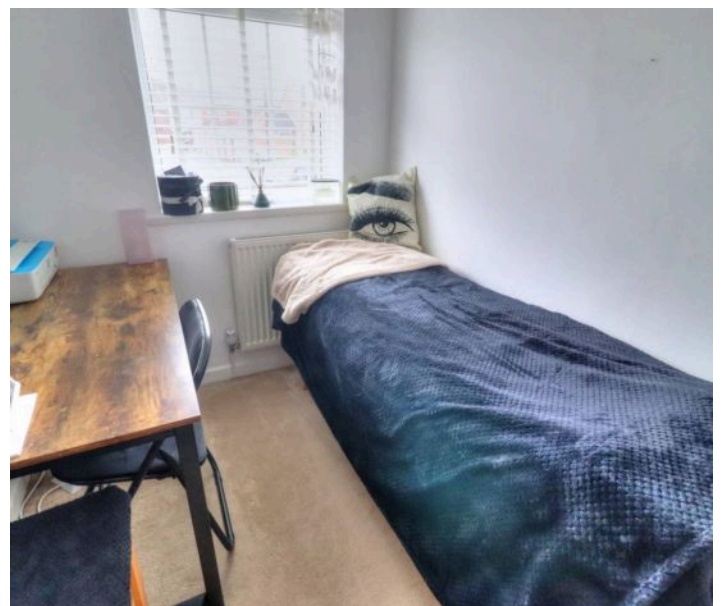
10' 8" x 8' 3" (3.25m x 2.51m)

A double room with large upvc window, central ceiling light, multiple power points and fully carpeted.

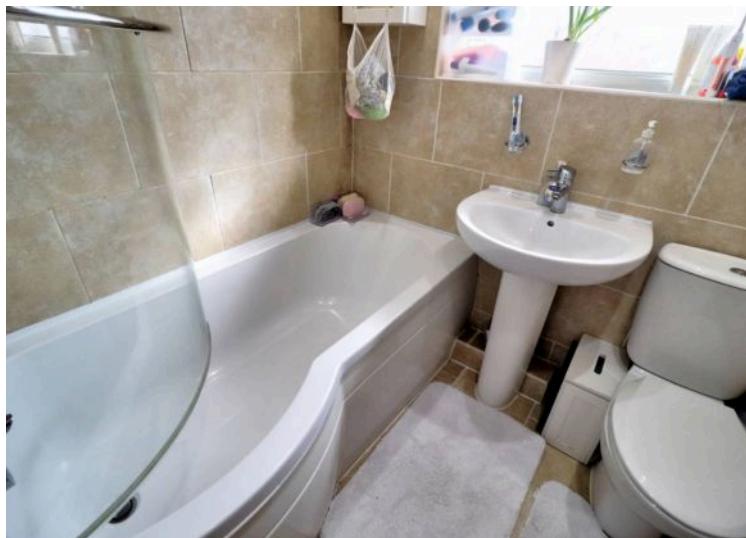
### **Bedroom Three**

8' 6" x 5' 10" (2.59m x 1.78m)

A single room with upvc window, central ceiling light, multiple power points and fully carpeted.











### **REAR GARDEN**

A generous rear garden with artificial grassed lawn, attractive Indian stone flagged patio ideal for al fresco dining, external power and water, wood fenced border and gated access to rear for bin removal.

### **FRONT GARDEN**

An open garden to front with mature grassed lawn, established trees and a well stocked flower beds, flagged pathway leading to front door.



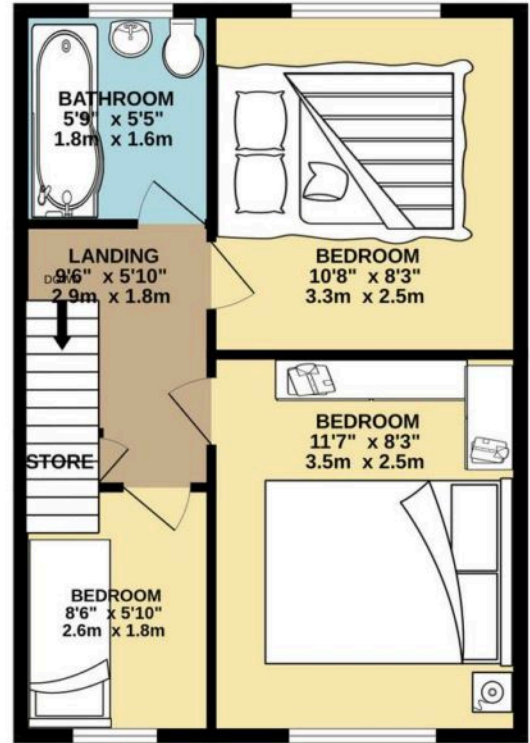




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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