



281 Park Road, Westhoughton, BL5 3HU
Offers over £269,995

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this well presented extended semi detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' and 'Outstanding' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a stylish dining area alongside a spacious conservatory. Items of note include walk in bay window to lounge and master bedroom and French doors to rear. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is a porch, entrance hall, lounge, dining room, kitchen, utility room and conservatory. There are 3 well proportioned bedrooms plus a family bathroom off the first floor landing.

There are well presented and upgraded gardens. There is off road parking to the front plus a garage.

Tenure - Leasehold - 928 Years Remaining

Ground Rent - £5.71 per year

Council Tax - Band C

The property comprises.

Ground Floor

Porch

With fitted flooring.

Hallway

With fitted flooring.

Lounge 13'3" (max) x 11'9" (max) (4.05 (max) x 3.60 (max))

With walk in bay window, gas fire/surround plus fitted flooring.

Dining Room 11'11" (max) x 10'7" (max) (3.64 (max) x 3.23 (max))

French doors to rear plus fitted flooring.

Kitchen 9'4" x 7'6" (2.86 x 2.31)

Having a comprehensive range of wall and base units with complimenting laminate worktops plus upstands. Oven, hob, hood and tiled splash back.

Conservatory 11'3" (max) x 9'6" (max) (3.43 (max) x 2.90 (max))

French doors to rear plus fitted flooring.

Utility Room 9'3" x 7'3" (2.83 x 2.22)

Modern units with laminate worktops plus fitted flooring.

First Floor

Landing

With fitted flooring.

Bedroom 1 14'5" (max) x 9'7" (max) (4.40 (max) x 2.93 (max))

Walk in bay window and fitted wardrobes plus fitted flooring.

Bedroom 2 11'6" x 9'5" (3.52 x 2.88)

With fitted wardrobes plus fitted flooring.

Bedroom 3 8'4" x 7'6" (2.56 x 2.30)

With fitted wardrobes plus fitted flooring.

Bathroom 7'5" x 7'3" (2.28 x 2.22)

Having a modern 4 piece with separate bath & shower, tiled walls and vanity basin plus fitted tiling flooring.

Second Floor

Loft Room 14'8" (max) x 14'1" (max) (4.49 (max) x 4.31 (max))

With fitted wardrobes plus fitted flooring.

External

The property has upgraded and well presented gardens plus off road parking leading to a single garage.



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