



57 Alexandria Drive

Westhoughton, BL5 3HF

Offers over £90,000



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Entrance Hallway

10'2 x 3'0 (3.10m x 0.91m)

Rock door leading into the entrance hallway, loft access, storage heater, carpet to floor.

Spacious Lounge

17'7 x 10'5 (5.36m x 3.18m)

Spacious lounge with large uPVC double glazed window to front aspect, feature electric fire surround with hearth and back, storage heater, carpet to floor.

Fitted Kitchen

9'4 x 8'8 (2.84m x 2.64m)

Fitted kitchen with a range of wall and base units with complimentary work surfaces over and breakfast bar, stainless steel sink with drainer, integrated fridge/freezer, free standing oven with extractor fan over, free standing dishwasher, plumbing for washing machine, uPVC double glazed window to rear aspect, tiled floor, spotlights to ceiling.

Master Bedroom

14'3 x 8'8 (4.34m x 2.64m)

Great size master bedroom with fitted wardrobes, uPVC double glazed window to front aspect, storage heater, carpet to floor.

Bathroom

7'2 x 6'7 (2.18m x 2.01m)

Modern three piece suite comprising of; low level WC, wash hand basin inset vanity unit with matching storage cupboard and mirrored cabinet, bath with electric shower over, storage cupboard housing water tank, fully tiled with uPVC double glazed window to rear aspect.

External

Communal gardens front and rear with own private garage.

Garage

Garage en-bloc with up and over door.

Additional Information

PROPERTY LOCATION:

St Thomas Chequerbent C Of E Primary School (0.3 MILES)

Rosa Restaurant Bolton (0.6 MILES)

Hall Lee Bank Park (1.0 MILES)

Westhoughton Train Station (1.2 MILES)

Daisy Hill Train Station (1.2 MILES)

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (999 years on the lease from 19/2/1976).

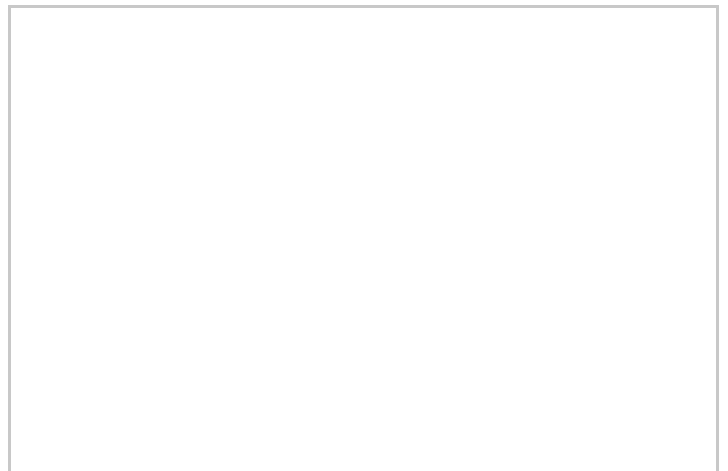
Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

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



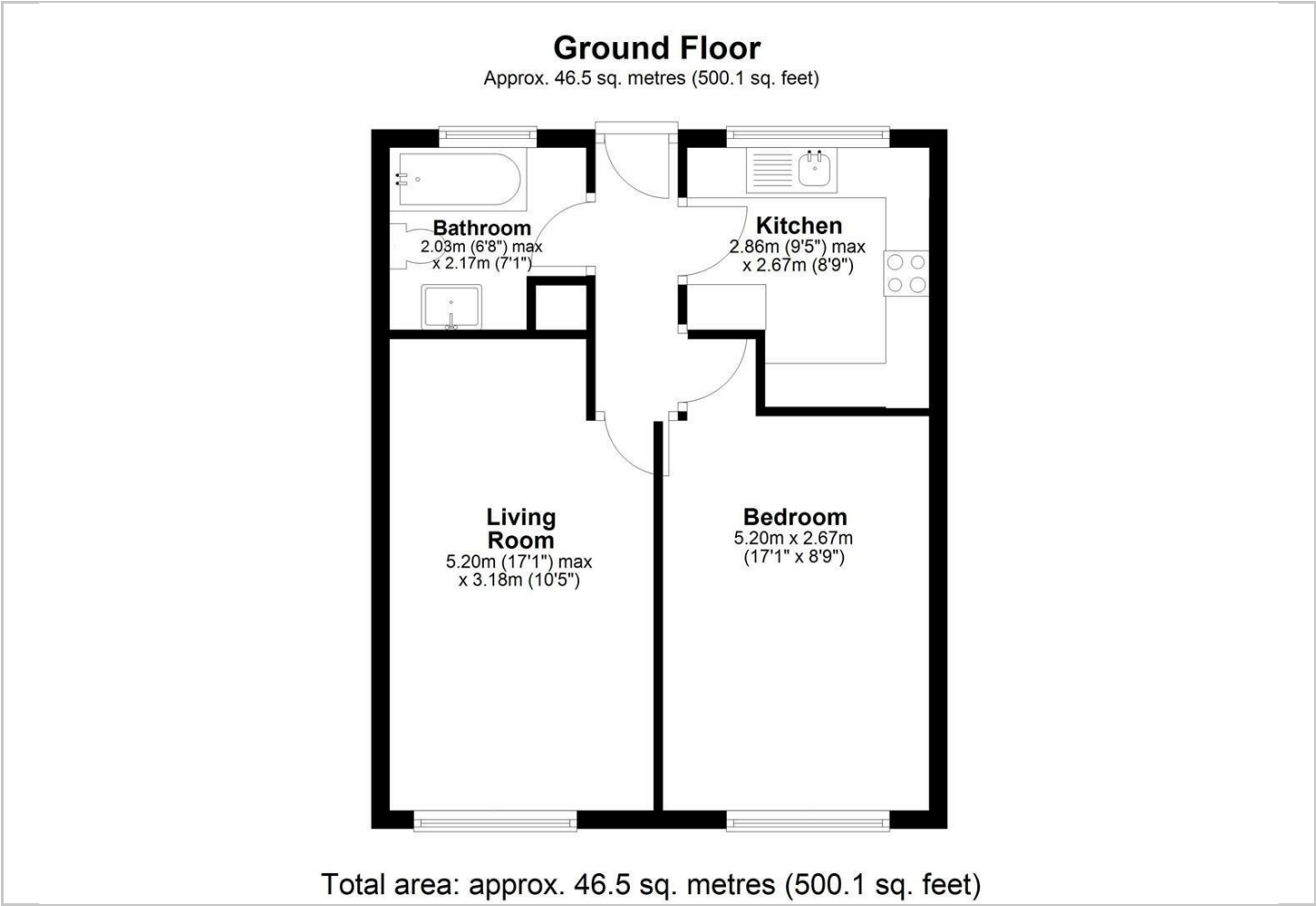
Hybrid Map



Terrain Map



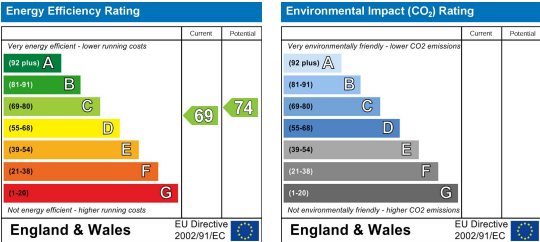
Floor Plan



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