



## 14 Aireworth Street

Westhoughton, BL5 3PY

Offers in the region of £165,000



# 14 Aireworth Street

Westhoughton, BL5 3PY

**Offers in the region of £165,000**



## Accommodation comprises

Enter via the uPVC double glazed door with opaque glass inserts.

## Lounge

14'5" x 13'7" (4.39m x 4.14m)  
uPVC double glazed window to front elevation, laminate flooring, double radiator, coving, plug sockets, centre ceiling light, Adam style fire surround with marble effect back and hearth, electric fire, two wall lights, wall mounted cupboard housing meters and wall mounted consumer box (installed within the last 12 months).

## Spacious Kitchen / Diner

15'9" x 14'6" (4.80m x 4.42m)  
Fitted with a range of oak effect wall and base units with complimentary black speckled work surfaces over, stainless steel sink with mixer tap and drainer, oven and gas hob with extractor canopy over, space and plumbed for washing machine, space to site tall fridge freezer, under stairs storage (which could be utilised as part utility space), plug sockets, double radiator, coving, centre ceiling light, wall mounted Baxi combi boiler, grey vinyl flooring, two uPVC double glazed window to the rear elevation allowing in plenty of natural light., uPVC double glazed door to rear elevation with opaque glass insert.

## Stairs to First Floor

Carpet to stairs.

## Landing

Ceiling spotlight, carpet to floor, loft access.

## Bedroom One

14'6" x 13'7" (4.42m x 4.14m)  
uPVC double glazed window to front elevation, carpet to floor, radiator, ceiling spotlights, plug sockets, tv aerial point. Built in double wardrobe and ample space to site other bedroom furniture as desired.

## Bedroom Two

12'7" x 9'11" (3.84m x 3.02m)  
uPVC double glazed window to rear elevation, coving, carpet to floor, radiator, centre ceiling light, plug sockets.

## Family Bathroom

9'8" x 4'4" (2.95m x 1.32m)  
Bath with electric shower over and shower attachment, pedestal sink with mixer tap, low level w.c. Partial tiling to walls, vinyl flooring, centre ceiling light, wall mounted medicine cabinet, uPVC double glazed opaque window to rear elevation

## External

Front: Garden fronted laid mainly to flag, boundary wall and pathway leading to entrance door. On road parking.

Rear: Garden laid to astro turf, garden shed, walled boundaries, gated rear access.

## Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD

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.

### Council Tax

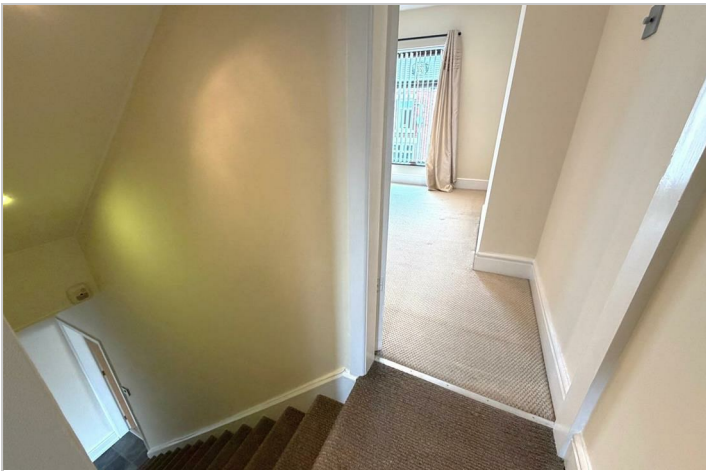
We understand the property is in council tax band A this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

### 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



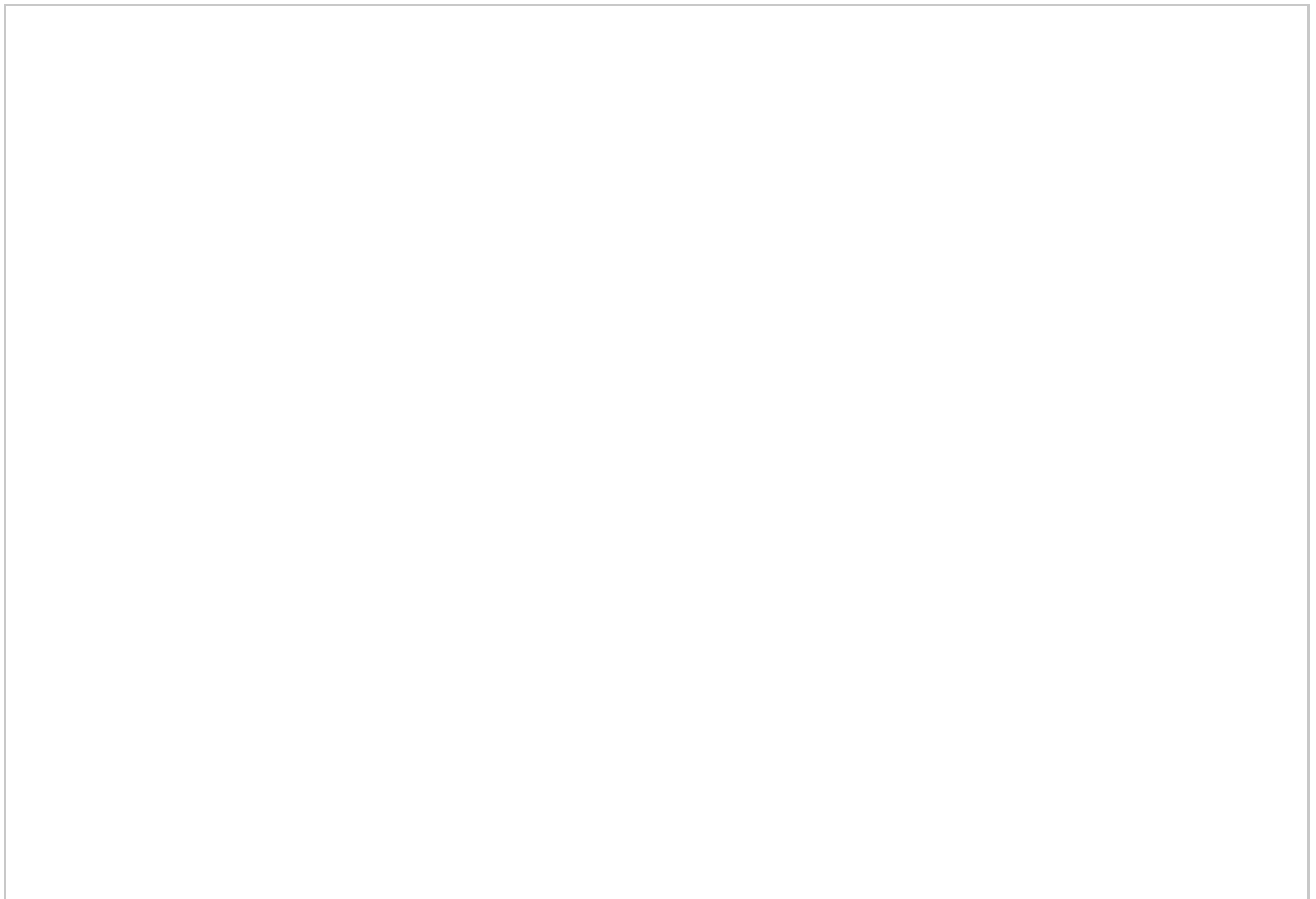
## Hybrid Map



## Terrain Map



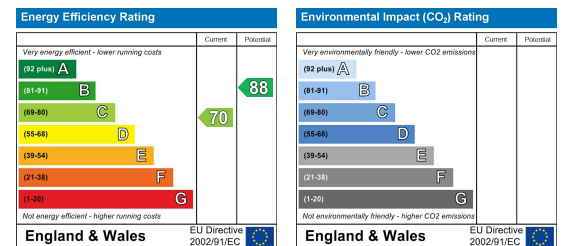
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.