charlesworth estates.co.uk

# 1 Allenby Grove

Westhoughton, BL5 2AQ

**Offers in the region of £295,000**

4 2 2 C

# 1 Allenby Grove

Westhoughton, BL5 2AQ

## Offers in the region of £295,000

### Accommodation comprises
Enter via the composite front entrance door into the porch area.

### Porch area
7'6" x 3'2" (2.29m x 0.97m)
uPVC double glazed window to front and side elevations, wall light, carpet to floor.

### Entrance Hallway
8'2" x 6'0" (2.49m x 1.83m)
Centre ceiling light, stairs leading to first floor, laminate flooring, double radiator, under stairs storage cupboard.

### Kitchen/Diner
16'6" x 12'5" (5.03m x 3.78m)
Kitchen: Fitted with a range of shaker style wall and base units with complimentary work surfaces over, five ring gas hob, integrated oven and grill, stainless steel extractor canopy above, sink and drainer with mixer tap, fridge, freezer, partial tiling to walls, plug sockets, ceiling spotlights, laminate flooring. Door leading to integral garage (utilised as part utility).

Dining Area: Centre ceiling light, double radiator, laminate flooring, plug sockets, two wall lights, uPVC double glazed window to rear elevation overlooking the beautiful garden with private aspect. Double doors leading into the spacious lounge.

### Lounge
21'1" x 9'4" (6.43m x 2.84m)
Fabulous sized lounge with the added benefit of uPVC double glazed window to front elevation and uPVC double glazed french doors opening up onto the beautiful private rear garden allowing in plenty of natural light.
Gas fire with Oak wooden fire surround with high gloss marble effect back and hearth, tv aerial point, two double radiators, centre ceiling light, plug sockets.

### Stairs leading to first floor
Carpet to stairs, Oak balustrade unit with chrome spindles and oak handrail.

### Landing
9'7" x 3'0" (2.92m x 0.91m)
Centre ceiling light, carpet to stairs, plug socket, storage cupboard with internal shelving.

### Bedroom One
14'0" x 10'2" (4.27m x 3.10m)
Two uPVC double glazed windows to front elevation allowing in plenty of natural light, two double radiators, centre ceiling light, carpet to floor. Space to site bedroom furniture as desired. Entrance opening into the shower room.

### Shower Room
6'3" x 3'0" (1.91m x 0.91m)
Shower cubicle with glass sliding door, combi waterfall shower head, vanity sink basin with mixer tap, uPVC sheeting to walls, ceiling spotlights, wall mounted illuminated mirror.

### Bedroom Two
10'11" x 10'7" (3.33m x 3.23m)
uPVC double glazed window to rear elevation, double radiator, carpet to floor, centre ceiling light, plug sockets. Space to site bedroom furniture as desired.

### Bedroom Three
11'1" x 8'0" (3.38m x 2.44m)
uPVC double glazed window to front elevation, double radiator, carpet to floor, tv aerial point, plug sockets, centre ceiling light. Space to site bedroom furniture as desired.

### Bedroom Four
8'7" x 8'0" (2.62m x 2.44m)
uPVC double glazed window to rear elevation, double radiator, carpet to floor, plug sockets, centre ceiling light, space to site bedroom furniture/wardrobe.

### Family Bathroom
6'4" x 6'3" (1.93m x 1.91m)
Bath with combi shower and shower hand held attachment, glass shower screen, low level w.c. flush, pedestal sink with mixer tap. Fully tiled walls, vinyl flooring, ceiling spotlights, wall mounted chrome radiator/towel rail, loft access, uPVC double glazed opaque window to rear elevation.

Tel: 01942 817090

## Extension/Outbuilding

12'10" x 9'5" (3.91m x 2.87m)

Large extension outbuilding which could also be converted into additional living accommodation, carpet to floor, radiator, uPVC double glazed window to side elevation and uPVC double glazed french doors opening onto the rear garden, plug sockets, centre ceiling light.

9'2 x 8'4 - second room within the outbuilding with uPVC double glazed window to front elevation, plug sockets, centre ceiling light.

## Integral Garage

15'5" x 8'7" (4.70m x 2.62m)

Currently utilised as part utility. Centre ceiling strip light, up and over door, plug sockets. Wall mounted Worcester combi boiler, composite door to side elevation, uPVC double glazed opaque window to side elevation. This room could be converted into an additional room.

## External

Front: Garden laid mainly to lawn, mature hedges for added privacy, fenced panelled boundaries, Imprinted driveway for off road parking for two vehicles, wrought iron gated access.

Beautiful private rear garden, fenced panelled boundaries, gated side access, garden shed, large outbuilding extension with side door access.

## Tenure

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

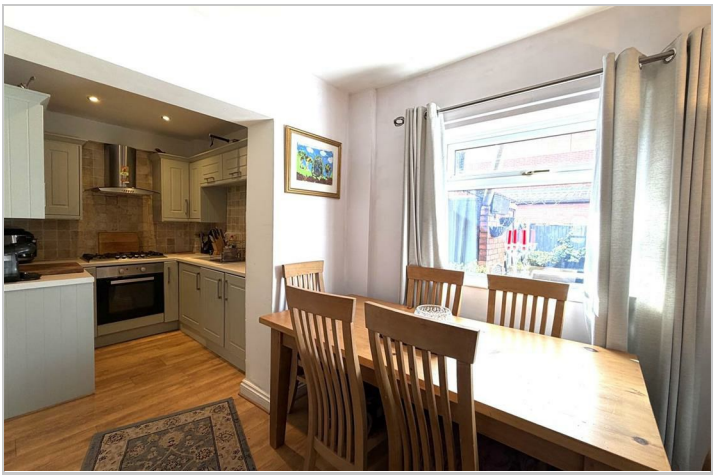
FREEHOLD

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.

## 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.

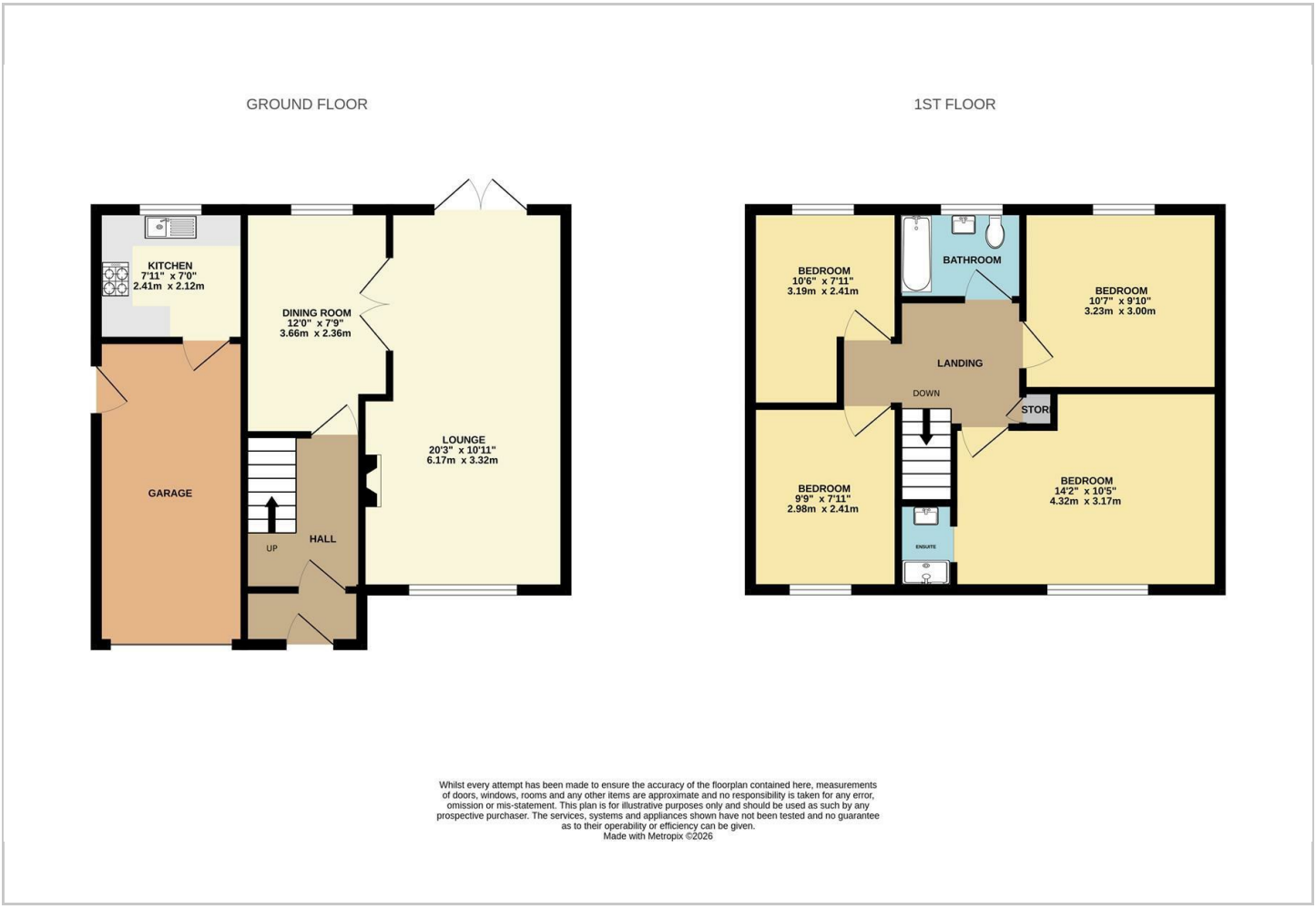


## Road Map

## Hybrid Map

## Terrain Map

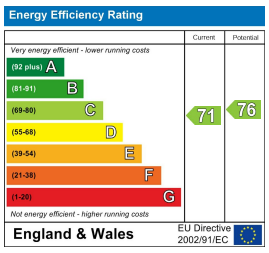
## Floor Plan

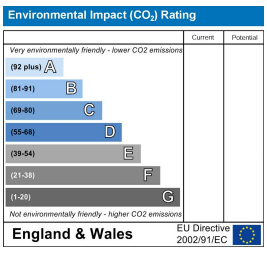



## Viewing

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.

13 King Street, Westhoughton, BOLTON, Greater Manchester, BL5 3AX
**Tel:** 01942 817090 **Email:** info@charlesworthestates.co.uk www.charlesworthestates.co.uk