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29 Crossfield Drive

Hindley Green, WN2 4GH

Offers in the region of £185,000

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Accommodation Comprises
Enter via the front entrance door with glass patterned opaque inserts.

Entrance Hallway
10'5" x 4'0" (3.18m x 1.22m)
Welcoming entrance hallway with laminate flooring, centre ceiling light, coving, wall mounted central heating thermostat panel, plug sockets, radiator.

Lounge
14'9" x 13'4" (4.50m x 4.06m)
Spacious lounge with uPVC double glazed french doors opening onto the south facing rear garden, laminate flooring, uPVC double glazed window to side elevation, two radiators, two centre ceiling lights, plug sockets, tv aerial point, coving, under stairs storage cupboard (with light).

Fitted Kitchen
10'5" x 6'3" (3.18m x 1.91m)
Fitted with a range of oak effect wall and base unit with complimentary work surfaces over, one and half bowl stainless steels sink with mixer tap and drainer, gas hob with extractor fan, breakfast bar, space and plumbed for auto washer, space for tall fridge freezer, plug sockets, partial tiling to walls, vinyl flooring, centre ceiling light, uPVC double glazed window to front elevation.

Downstairs Wc
6'7" x 3'0" (2.01m x 0.91m)
Low-level w.c. flush, pedestal sink with tiled splash back, radiator, vinyl flooring, wall mounted consumer box, uPVC double glazed opaque window to front elevation.

Stairs (off entrance hallway)
Carpet to stairs, white balustrade unit.

Landing
67'2" x 6'8" (20.47m x 2.03m)
Carpet to floor, plug sockets, loft access.

Bedroom One (rear)
13'2" x 10'10" (4.01m x 3.30m)
uPVC double glazed window to rear elevation overlooking the lovely rear garden, built in wardrobes, centre ceiling light, radiator, plug sockets, tv aerial point.

Bedroom Two (front)
13'2" 9'3" (4.01m 2.82m)
uPVC double glazed window to front elevation, carpet to floor, radiator, plug sockets, centre ceiling light, built in cupboard housing the Worcester combi boiler.

Family Bathroom
6'4" x 6'3" (1.93m x 1.91m)
Bath with combi shower over and separate hand held shower attachment, pedestal sink with mixer tap, low level w.c. flush, vinyl flooring, centre ceiling light, radiator, extractor fan, uPVC double glazed opaque window to side elevation.

External
Front: Driveway allowing off road parking.

Rear: Beautiful South facing rear garden laid mainly to lawn, fenced panelled boundaries, decking/entertaining area, borders stocked with mature trees and shrubs. Paving to side elevation with gated side access.

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (977 years remaining)

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.









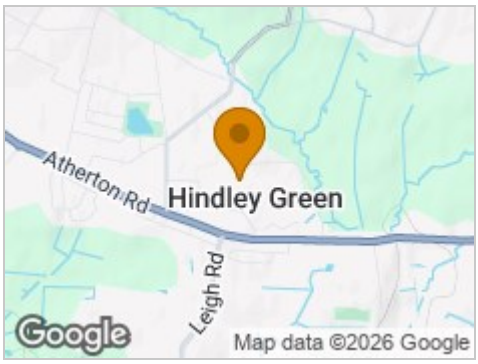
Road Map



Hybrid Map



Terrain Map

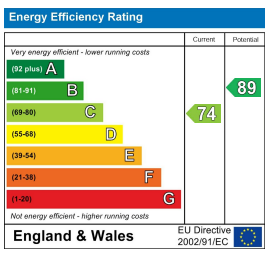


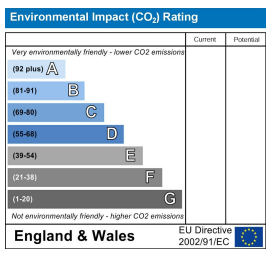
Floor Plan

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.

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