



40 Wesley Street

Westhoughton, BL5 3ST

£130,000



40 Wesley Street

Westhoughton, BL5 3ST

£130,000



Accommodation comprises

Enter through the front entrance door into the lounge.

Lounge

13'3" x 12'3" (4.04m x 3.73m)

uPVC double glazed window to front elevation, double radiator, laminate flooring, mahogany fire surround, built in cupboards, plug sockets, coving, centre ceiling light, tv aerial point.

Kitchen / Diner

13'3" x 12'3" (4.04m x 3.73m)

Fitted with a range of wall and base units with complimentary work surfaces over, space and plumbed for auto washer, space for dishwasher, integrated fridge freezer, oven and grill, electric hob with extractor canopy over, wall mounted Worcester Bosch boiler, tiled flooring, centre ceiling light, plug sockets, double radiator, coving, uPVC double glazed window to rear elevation, uPVC double glazed door leading to rear garden.

Stairs leading to First Floor Landing

Carpet to stairs, wooden balustrade.

Landing

13'3" x 3'0" (4.04m x 0.91m)

Centre ceiling light, carpet to floor, loft access.

Bedroom One

12'2" x 9'6" (3.71m x 2.90m)

uPVC double glazed window to front elevation, vinyl flooring, built in wardrobe with overhead storage cupboard, plug sockets.

Bedroom Two

9'1" x 7'10" (2.77m x 2.39m)

uPVC double glazed window to rear elevation overlooking the rear garden, carpet to floor, fitted double wardrobe, radiator, centre ceiling light.

Shower Room

12'2" x 5'0" (3.71m x 1.52m)

Three piece suite comprising; Double shower with shower hand held attachment and glass shower screen, close coupled WC flush, pedestal sink. Radiator, vinyl flooring, wall mounted cabinet, centre ceiling light, uPVC double glazed opaque window to rear elevation.

External

Front: Pebbled garden with dwarfed walled boundary, pathway leading to entrance door.

Rear : Paved rear garden with walled boundaries and gated rear access, storage shed.

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (818 years remaining).

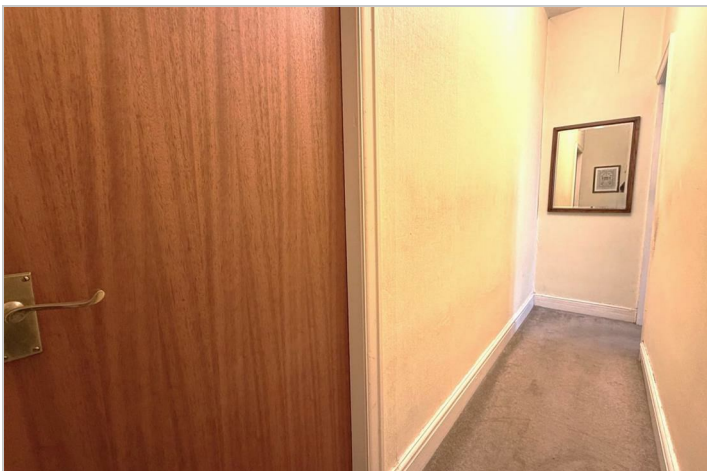
Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

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



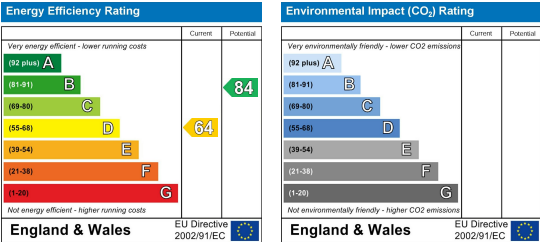
Floor Plan



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.