



296 Wigan Road

Bolton, BL5 2AR

Offers over £165,000



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uPVC double glazed front entrance door leading into the lounge.

Lounge

14'3" x 14'2" (4.34m x 4.32m)

uPVC double glazed window with plantation blinds to front elevation, oak effect laminate flooring, cupboard housing meters, centre ceiling light, double radiator, adam style wooden fire surround with marble effect back and hearth, inset electric fire, plug sockets, tv aerial point.

Kitchen / Diner

14'2" x 14'0" (4.32m x 4.27m)

Spacious kitchen/diner, fitted with a range of oak effect wall and base units with complimentary work surfaces over, gas hob, integrated oven, one and half bowl stainless steel sink with mixer tap and drainer, partial tiling to walls, cupboard housing viessman combi boiler, plug sockets, tiled flooring, double radiator, space to site tall fridge freezer, under stairs storage cupboard, ceiling spotlights, uPVC double glazed window overlooking the private rear garden.

Rear Porch

6'1" x 4'0" (1.85m x 1.22m)

Currently utilised as a utility area housing the washing machine and tumble dryer, tiled flooring, light, plug sockets, double glazed door leading onto rear garden, windows to rear and side elevation.

First Floor

Carpet to stairs, wooden hand rail and white balustrade unit.

U-shape Landing

14'4" x 5'11" (4.37m x 1.80m)

Carpet to floor, double radiator, loft access, centre ceiling light, plug socket.

Bedroom One

14'2" x 11'3" (4.32m x 3.43m)

uPVC double glazed window to front elevation with plantation blinds, centre ceiling light, double radiator, plug sockets, space to site bedroom furniture as desired.

Bedroom Two

10'11" x 6'11" (3.05m x 3.35m x 2.11m)

uPVC double glazed window to rear elevation with most private outlook, carpet to floor, centre ceiling light, double radiator, plug sockets, space to site bedroom furniture as desired.

Family Bathroom

10'11" x 7'4" (3.33m x 2.24m)

Four piece bathroom suite comprising; bath with mixer tap, fully tiled corner shower cubicle with combi shower, pedestal sink, low level w.c. flush, tiled flooring, ceiling spotlights, wall mounted chrome radiator/towel rail, uPVC double glazed opaque window to rear elevation.

External

Rear; Private rear garden laid mainly to flag. Patio area, gated access to rear, border stocked with trees and shrubs, wall boundaries

Front: Garden fronted, pathway leading to entrance door.

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (865 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

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Road Map



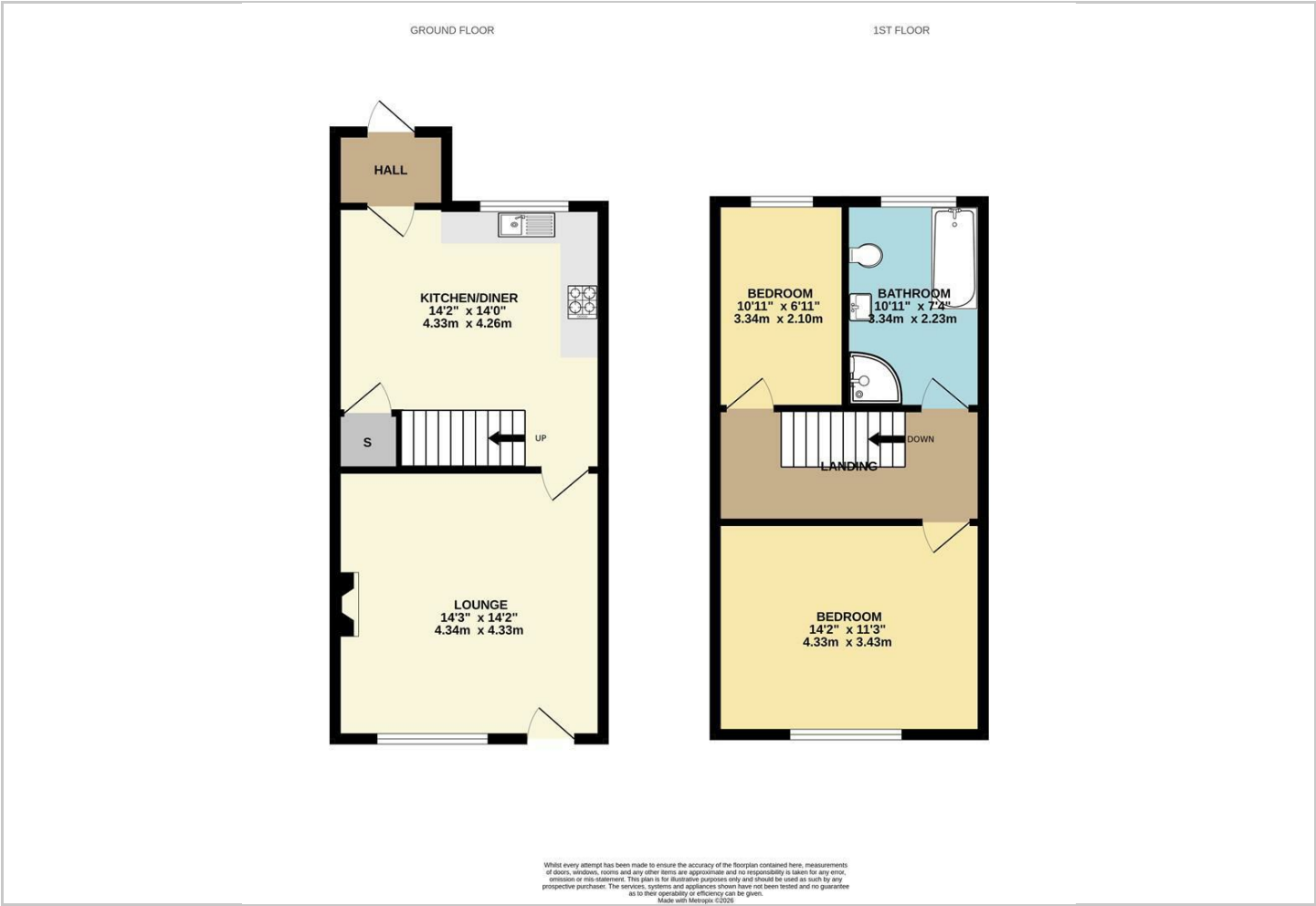
Hybrid Map



Terrain Map



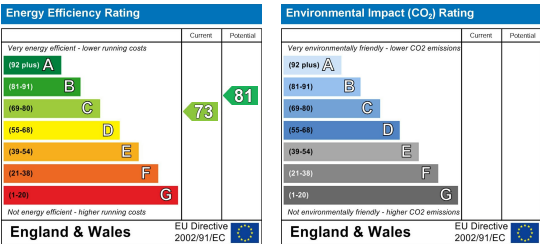
Floor Plan



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.