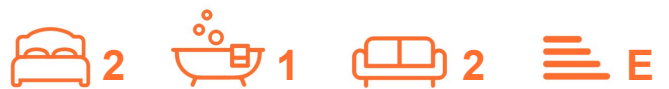




272 Church Street

Westhoughton, BL5 3QW

£140,000



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Entrance Hallway

15'0" x 3'2" (4.57m x 0.97m)

Entering through the uPVC double glazed door into this welcoming large entrance hallway with centre ceiling light, vinyl flooring, picture rail, wall mounted alarm box, stairs leading to first floor.

Lounge

12'5" x 11'2" (3.78m x 3.40m)

uPVC double glazed window to front elevation, plug sockets, carpet to floor, cupboard housing meters, centre ceiling rose, light, cornice ceiling, gas fire.

Kitchen / Family Sitting Room

16'1" x 11'5" (4.90m x 3.48m)

Kitchen: Fitted with mahogany wall and base units (shaker style) with complimentary work surfaces over, space and plumbed for washing machine, space to site tall fridge freezer, one and half bowl sink unit with mixer tap and drainer, centre ceiling light, plug socket, partial tiling to walls, vinyl flooring, uPVC double glazed window to rear elevation.

Family Sitting Room / Dining Room: uPVC double glazed door leading to rear garden, wall light, gas fire with tiled back and hearth, carpet to floor, plug sockets, partial tiling to walls.

Stairs leading to Landing

Carpet to stairs, hand rail, white balustrade unit.

Landing

9'2" x 5'6" (2.79m x 1.68m)

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

Bedroom One

16'1" x 11'2" (4.90m x 3.40m)

Fantastic size master bedroom with two uPVC double glazed windows to front elevation, carpet to floor, centre ceiling light, plug sockets, fitted wardrobes.

Bedroom Two

10'5" x 8'4" (3.18m x 2.54m)

uPVC double glazed window to rear elevation, carpet to floor, centre ceiling light, plug sockets, built in wardrobes.

Family Bathroom

8'4" x 7'7" (2.54m x 2.31m)

Bath, pedestal sink, low level w.c. flush. Centre ceiling light, carpet to floor, wall mounted mirror. uPVC double glazed opaque window to rear elevation.

External

Front: Paved front garden, walled boundary, gated access and pathway leading to front entrance door.

Rear : Large garden laid mainly to flag, newly fitted fence panels, gated access to rear (potential for off road parking).

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (875 year 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

Tel: 01942 817090

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



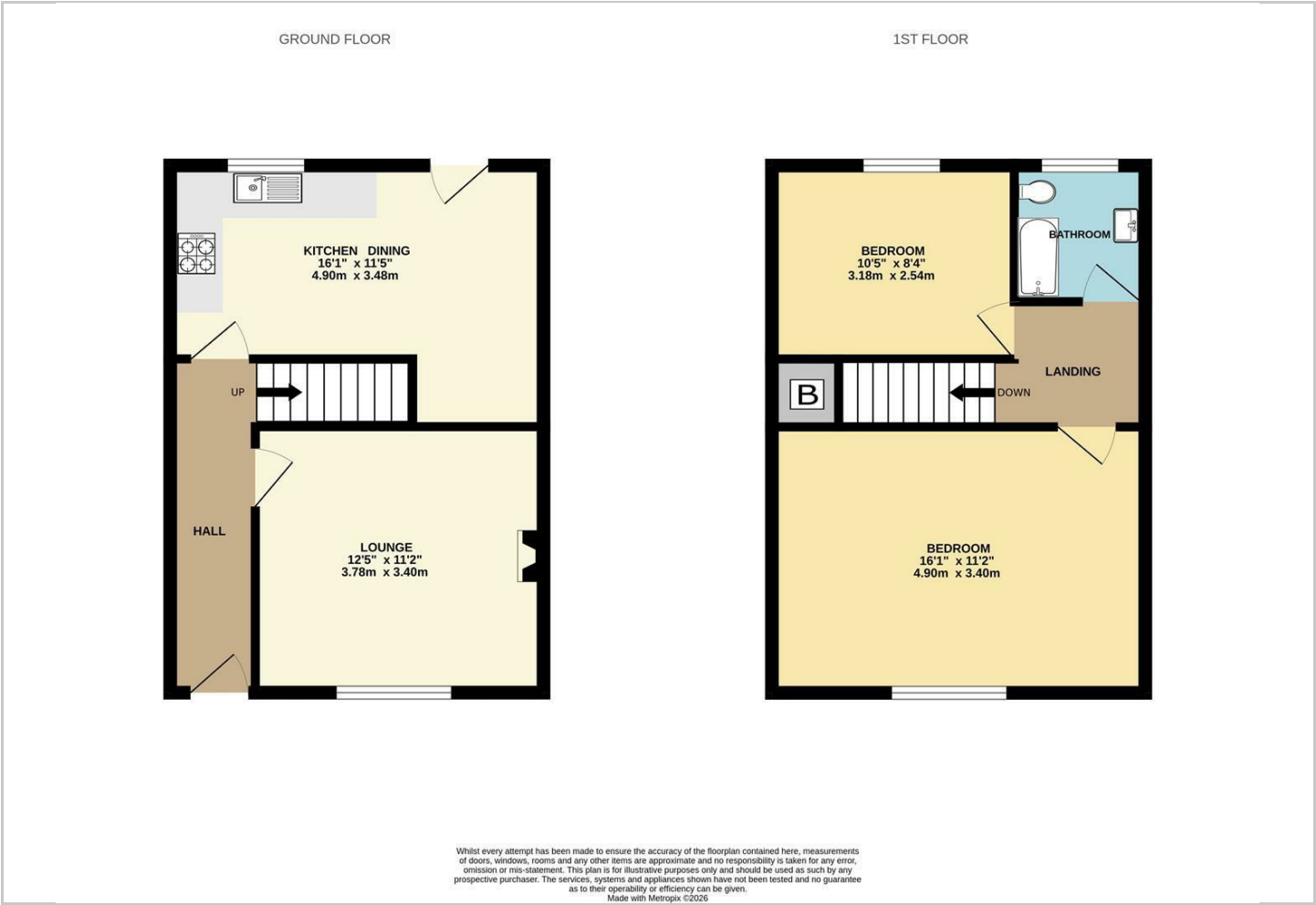
Hybrid Map



Terrain Map



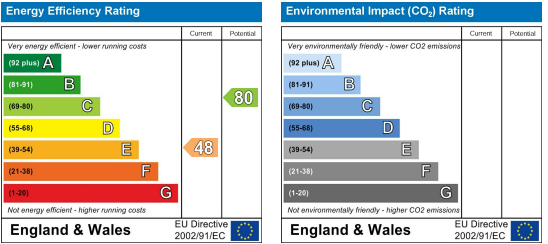
Floor Plan



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.