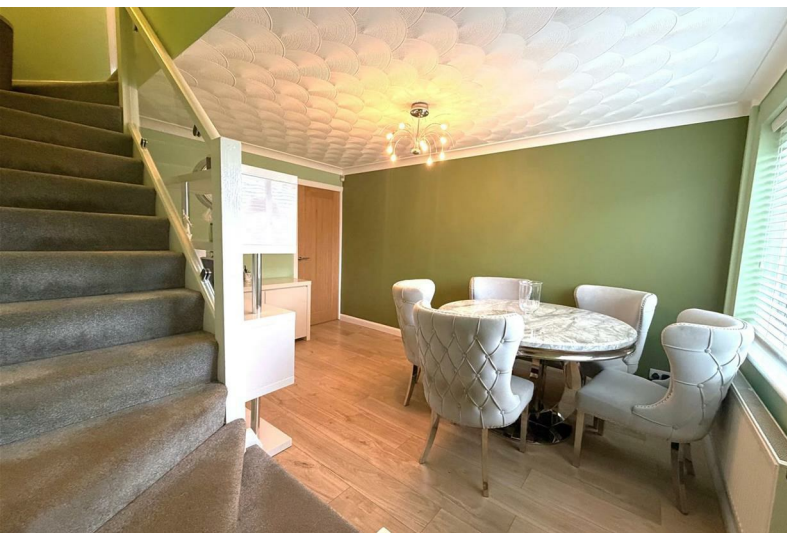




4 Kerans Drive

Westhoughton, BL5 3TU

Offers in the region of £190,000



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Accommodation Comprises

Entering into this lovely property via the uPVC composite door to the side elevation.

Lounge

14'8" x 10'7" (4.47m x 3.23m)

uPVC double glazed window to front elevation, double radiator, laminate flooring, centre ceiling light, coving, under stairs storage cupboard, open plan stairs leading to the first floor.

Fitted Kitchen / Family Room

17'5" x 11'10" (5.31m x 3.61m)

Modern fitted kitchen with a range of cream wall and base units with complimentary work surfaces over, stainless steel sink with mixer tap and drainer, built in oven and electric hob with extractor canopy over, integrated fridge and freezer, washing machine, centre ceiling light, laminate flooring.

Family Room - This fantastic room benefits from french doors opening to the rear garden, plenty of natural light in the room with two velux skylights, laminate flooring, double radiator, plug sockets, space to site furniture as desired, tv aerial point.

Stairs Leading to Landing

Carpet to stairs with white balustrade unit and glass insert.

Landing

Carpet to floor, loft access, Combi boiler located in loft.

Bedroom One

11'6" x 10'7" (3.51m x 3.23m)

uPVC double glazed window to front elevation.

Fitted with a range of wardrobes, dressing table and draws, double radiator, laminate flooring, built-in storage cupboard, plug sockets.

Bedroom Two

8'10" x 5'10" (2.69m x 1.78m)

uPVC double glazed window to rear elevation, laminate flooring, centre ceiling light, tv aerial point, plug sockets, double radiator, space to site bedroom furniture as desired.

Family Bathroom

5'8" x 4'9" (1.73m x 1.45m)

Three piece bathroom suite in white comprising bath with electric shower over, low level w.c. flush, pedestal sink with mixer tap. Chrome towel rail/radiator, vinyl flooring, vent, partial tiling to walls, uPVC double glazed opaque window to rear elevation.

External

Front - Garden mainly laid to lawn to the front of the property. To the side of the property there is a large driveway for off road parking for three vehicles.

Rear Garden; South facing garden with astro-turf garden, patio area, fenced panelled boundaries, gated side access. Large and Modern Summer House with Power and Light (currently housing hot tub).

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (954 years remaining)

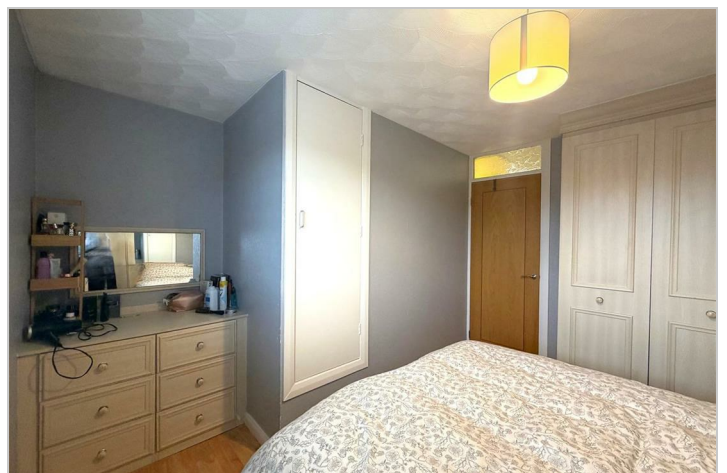
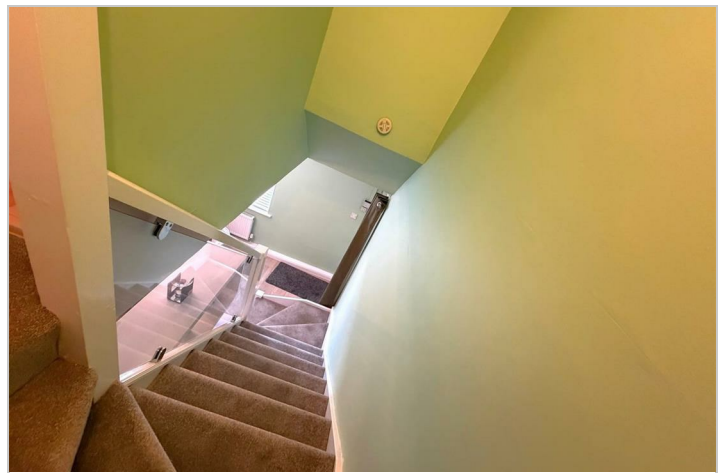
Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must

obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

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Road Map



Hybrid Map



Terrain Map



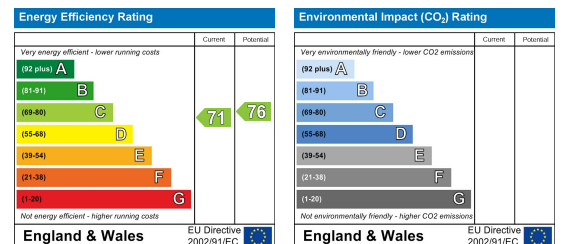
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.