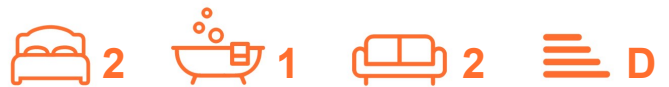




## 82 Rayden Crescent

Westhoughton, BL5 2HY

**Offers over £260,000**



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## Accommodation Comprises

Enter through the front entrance composite door with obscured glass patterned insert with two uPVC double glazed obscured windows fitted with plantation blinds.

## Spacious Lounge

16'5" x 11'4" (5.00m x 3.45m)

uPVC double glazed window fitted with plantation blinds to front elevation, two double radiators, halogen spotlights to ceiling, carpet to floor, plug sockets, tv aerial point.

## Dining Room / Bedroom

13'5" x 9'10" (4.09m x 3.00m)

Newly fitted uPVC french doors opening onto the beautiful rear garden with patio area. Radiator, coving, halogen spotlights to ceiling, tv aerial point, carpet to floor.

## Kitchen/Diner

18'11" x 8'6" (5.77m x 2.59m)

Newly fitted kitchen with high quality fitments and a range of wall and base units (soft closing) in high grey gloss with complimentary granite work surfaces over, one and half bowl sink unit with mixer tap and drainer, gas hob with extractor fan above and integrated oven, integrated fridge freezer, space for auto washer, wall mounted combi boiler, partial tiling to walls, halogen ceiling spotlights, plug sockets, chrome tall modern radiator, LVT parquet style grey flooring, uPVC double glazed window fitted with plantation blinds to side elevation.

## Inner Hallway

Double radiator, halogen spotlights to ceiling, plug sockets, LVT grey parquet flooring, loft access

(advised by vendor the loft is boarded with two skylights, power and light).

## Bedroom Two

12'3" x 9'2" (3.73m x 2.79m)

Newly fitted uPVC french doors with glass inserts to either side opening onto the beautiful rear garden, carpet to floor, built in wardrobes with over head cupboards and spotlights, halogen spotlights to ceiling, double radiator, plug sockets, tv aerial point.

## Bedroom Three / Study

7'1 x 6'9 (2.16m x 2.06m)

uPVC double glazed window fitted with plantation blinds to side elevation. Fitted grey wardrobes and matching drawer units, plug sockets, centre ceiling light, double radiator.

## Family Bathroom

6'11" x 6'5" (2.11m x 1.96m)

Newly Fitted three piece bathroom suite comprising bath with shower over and shower hand held attachment, low level wc flush, sink with mixer tap and vanity unit and storage below, grey tiling to floor, chrome radiator, modern uPVC sheeting to walls, halogen ceiling spotlights, uPVC double glazed opaque window fitted with plantation blinds to side elevation.

## External

Front: Larger Than Average Newly Laid Driveway allowing parking for Four/Five Vehicles. Newly Fitted Walls with Railings and Gate.

Rear: Large garden to the rear mainly laid to lawn with fenced panelled boundaries and newly fitted porcelain tiles to patio area. Gated side access.

### Detached Single Garage

Detached single garage with up and over door, power and light.

### Additional Information

Fully Renovated internally and externally - This bungalow benefits from a New Roof, New Windows and Doors, New Kitchen, New Bathroom Suite, New Floors and Carpets, Newly Laid Driveway and Walls and Railings to Front and Side.

### Council Tax

We understand the property is in council tax band B this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

### 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



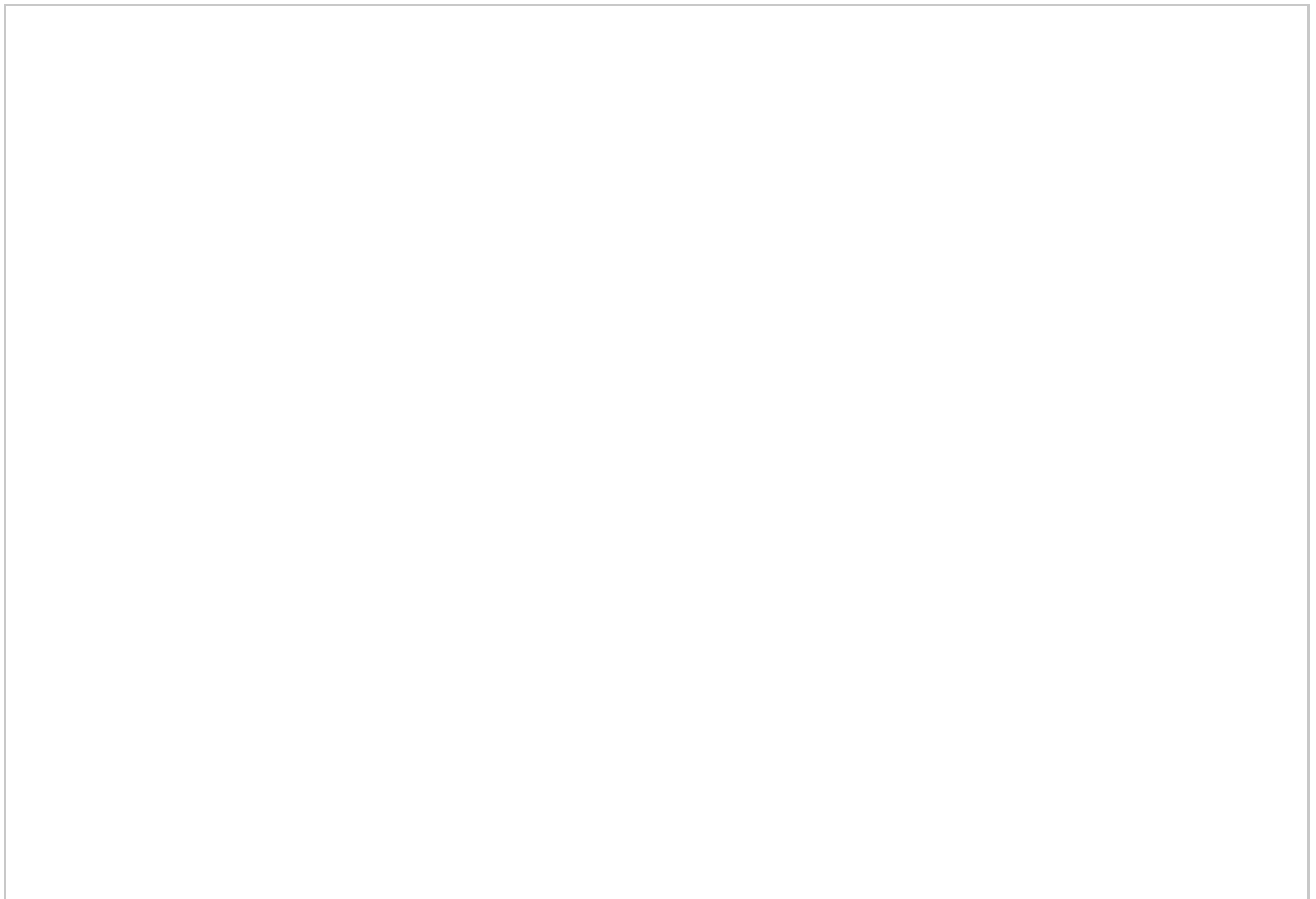
## Hybrid Map



## Terrain Map



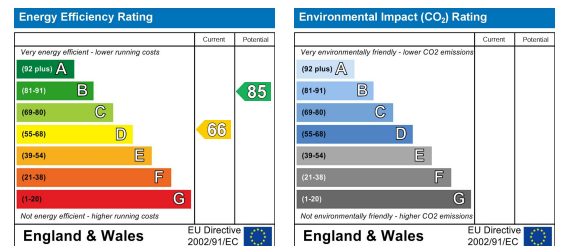
## Floor Plan



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