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699 Manchester Road

Westhoughton, BL5 3HY

Offers in the region of £250,000

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Accommodation
Enter via the front entrance uPVC door into the porch.

Porch
Carpet to floor, centre ceiling light, wall mounted alarm panel.

Through Lounge / Diner
26'11" x 14'1" (8.20m x 4.29m)
Lounge: uPVC double glazed window bay window to front elevation, radiator, carpet to floor, tv aerial point, beams to ceiling, radiator, multi fuel stove/log burner with brick back and hearth.

Dining area: uPVC double glazed bay window to front elevation, centre ceiling light, carpet to floor, beams to ceiling, two radiators.

Drinks Bar - The bar is situated between the lounge and dining area with stone curved frontage and work surface. Behind the bar is access to the small cellar.

Reception Room Two
15'1" x 10'5" (4.60m x 3.18m)
uPVC double glazed window to rear elevation, radiator, carpet to floor, centre ceiling strip light, tv aerial point, uPVC double glazed patio doors opening onto the side of the property leading to the garden.

Kitchen
13'10" x 7'8" (4.22m x 2.34m)
Fitted kitchen with a range of wall and base units with complimentary work surfaces over, one and half bowl sink with mixer tap and drainer, integrated dishwasher, space and plumbed for auto washer, space for tumble dryer, electric hob with extractor canopy over, centre ceiling light, partial tiling to walls, tiled flooring, plug sockets, uPVC double glazed window to rear elevation. Door with outer porch area and steps leading to rear paved garden/courtyard area.

Downstairs Wc
5'10" x 4'0" (1.80m x 1.24m)
Low level w.c. flush, radiator, vinyl flooring, wall mounted sink with mixer tap, uPVC double glazed opaque window to side elevation.

Stairs to First Floor
Wrought iron spindle staircase leading onto the landing.

Spacious Landing
19'0" x 4'11" (5.79m x 1.50m)
Spacious landing with doors leading off to the three double bedrooms and bathroom, carpet to floor, two loft accesses, storage cupboard.

Master Bedroom
17'3" x 13'5" (5.26m x 4.09m)
Two uPVC double glazed windows to front elevation allowing in plenty of natural light into the room, centre ceiling light, carpet to floor, plug sockets, fitted wardrobes with mirrored frontage, radiator.

Bedroom Two
15'4" x 10'8" (4.67m x 3.25m)
Further double bedroom with uPVC double glazed window to rear elevation, carpet to floor, centre ceiling light, loft access, plug sockets, radiator.

Bedroom Three
15'0" x 10'8" (4.57m x 3.25m)
Double bedroom with uPVC double glazed window to front elevation, carpet to floor, radiator.

Family Bathroom
13'11" x 7'2" (4.24m x 2.18m)
Low level w.c. flush, pedestal sink, large shower cubicle with glass screen and electric shower and hand held attachment. Vinyl flooring, cupboard housing the hot water tank, fully tiled walls, radiator. uPVC double glazed opaque window to rear elevation.

Driveway
Driveway for off road parking.

External
Paved rear garden/courtyard area.

Tenure
We are informed by the Seller that the tenure of this property is FREEHOLD

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

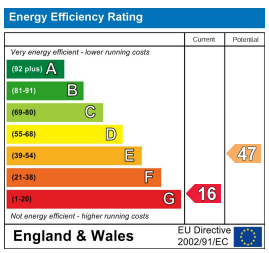


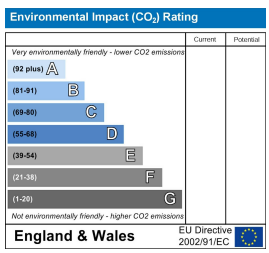
Floor Plan

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.

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