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11 Roscoes Court

Westhoughton, BL5 2QD

Offers over £205,000

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Entering through the uPVC double glazed door with glass patterned inserts into the entrance hallway.

Entrance Hallway
6'10" x 3'8" (2.08m x 1.12m)
Carpet to floor, double radiator, cupboard housing meters, centre ceiling light, stairs off to first floor.

Spacious Lounge
16'4" x 11'7" (4.98m x 3.53m)
uPVC double glazed bay window to front elevation (with most private outlook overlooking the lovely front garden), laminate flooring, double radiator. centre ceiling rose and light, adam style marble effect fire surround with marble back and hearth, insert gas fire, two wall lights, coving, plug sockets.

Kitchen / Diner
14'7" x 9'8" (4.45m x 2.95m)
Modern kitchen fitted with a range of grey high gloss soft closing wall and base units with solid oak work surfaces, black sink with mixer tap and drainer, electric hob with extractor canopy over, integrated oven and grill, integrated microwave, integrated fridge freezer, integrated washing machine, partial tiling to walls, grey flooring.

Dining Area: Breakfast bar with solid oak work surface, bar stools, double radiator, two centre ceiling lights, under stairs storage cupboard, two uPVC double glazed windows to rear elevation, uPVC double glazed door with opaque glass inserts,

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

Landing
9'6" x 5'10" (2.90m x 1.78m)
Carpet to floor, centre ceiling light, loft access by retractable loft ladder (advised by vendor loft fully boarded has power and electric, and can be utilised as a loft room), storage cupboard housing boiler.

Bedroom One
14'0" x 8'8" (4.27m x 2.64m)
uPVC double glazed window to front elevation, radiator, laminate flooring, centre ceiling light, plug sockets, space to site bedroom furniture as desired.

Bedroom Two
11'4" x 8'8" (3.45m x 2.64m)
uPVC double glazed window to rear elevation, radiator, laminate flooring, centre ceiling light, plug sockets, space to site bedroom furniture as desired.

Bedroom Three
9'4" x 6'0" (2.84m x 1.83m)
uPVC double glazed window to front elevation, radiator, laminate flooring, centre ceiling light, plug sockets, space to site bedroom furniture as desired.

Loft Room
Good size loft room with power and light.

Family Bathroom
6'2" x 5'8" (1.88m x 1.73m)
Bath with combi shower over and hand held attachment, glass shower screen, low level w.c. flush, pedestal sink. Fully tiled walls, tiled flooring, centre ceiling light, chrome radiator/towel rail, uPVC double glazed opaque window to rear elevation.

Garage
Garage en-bloc with up and over door.

External

Rear Garden: Laid mainly to flag, fenced panelled boundaries, borders stocked with plants and shrubs, rear gated access. Potential for wrap around extension to the rear and side subject to planning permission.

Side Garden: Laid mainly to lawn with hedges and fenced panelled boundaries for added privacy.

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.









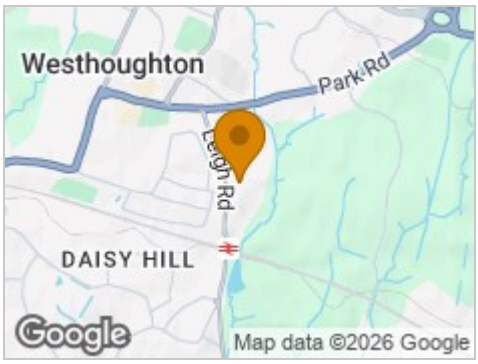
Road Map



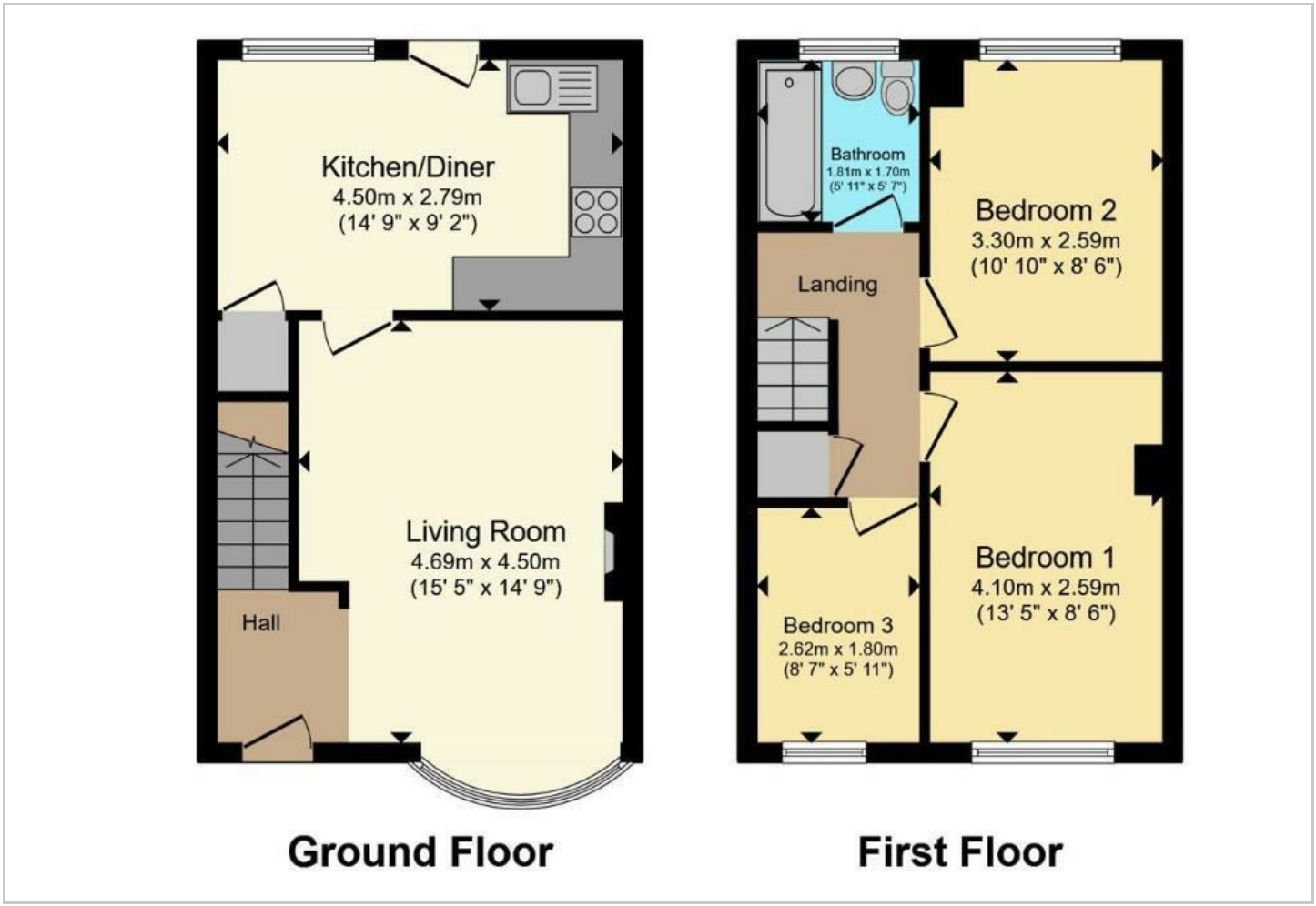
Hybrid Map



Terrain Map



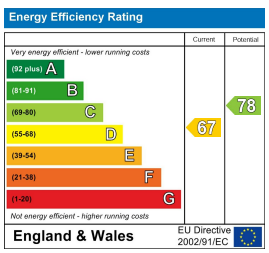
Floor Plan

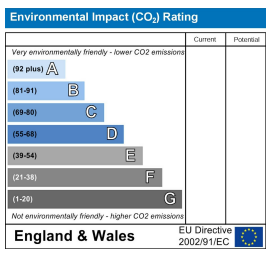


Viewing

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





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