



## 17 Holden Lea

Westhoughton, BL5 3PA

**£180,000**



# 17 Holden Lea

Westhoughton, BL5 3PA

**£180,000**



## Accommodation comprises

Enter via the front entrance door leading through into the porch area

### Porch area

6'1" x 3'5" (1.85m x 1.04m)

Spacious porch with tiling to floor, windows to both side elevations and front elevation, centre ceiling light. Leading through internal door with glass inserts into the welcoming entrance hallway.

### Entrance Hallway

7'11" x 5'9" (2.41m x 1.75m)

Laminate flooring, double radiator, centre ceiling light, stairs leading to first floor.

### Lounge

18'1" x 10'9" (5.51m x 3.28m)

Large lounge with beautiful bay window to front elevation overlooking the front garden, laminate flooring, centre ceiling light, two double radiators, tv aerial point, Adam style marble effect fire surround with marble effect back and hearth housing gas fire, plug sockets, coving, uPVC double glazed patio doors opening onto the beautiful private rear garden.

### Kitchen/Diner

13'11" x 10'7" (4.24m x 3.23m)

Fitted with a range of cashmere style wall and base units with complimentary work surfaces over, stainless steel sink with mixer tap and drainer, Hotpoint induction hob, Neff integrated oven and grill, integrated fridge freezer, space and plumbed for auto washer, space for tumble dryer, partial tiling to walls, centre ceiling light, cupboard housing utility meters, double glazed window to rear. Leading through the archway to the dining room.

### Dining Room

7'6" x 7'3" (2.29m x 2.21m)

Door leading to side elevation (leading to the driveway / rear garden), double glazed window overlooking the front

elevation and double glazed window overlooking the side elevation, laminate flooring, double radiator, plug sockets, tv aerial point, centre ceiling light.

### First Floor

Carpet to stairs, white wooden handrail.

### Landing

9'5" x 6'5" (2.87m x 1.96m)

Carpet to floor, double glazed window overlooking rear garden, loft access accessed via retractable ladder (vendor advised the loft is fully boarded)

### Master Bedroom

13'11" x 11'8" (4.24m x 3.56m)

Double glazed window to front elevation, centre ceiling light, coving, carpet to floor, double radiator, plug sockets, tv aerial point, space to site bedroom furniture as desired.

### Bedroom Two

11'8" x 10'9" (3.56m x 3.28m)

Double glazed window to front elevation, fitted wardrobes with overhead storage, carpet to floor, coving, double radiator, centre ceiling light, tv aerial point.

### Bedroom Three

8'10" x 7'6" (2.69m x 2.29m)

Double glazed window overlooking the rear garden, double radiator, carpet to floor, centre ceiling light, space to site bedroom furniture as desired, cupboard housing combi Baxi boiler (serviced annually), tv aerial point.

### Separate Wc

4'2" x 2'7" (1.27m x 0.79m)

Double glazed opaque window to rear elevation, double radiator, low level w.c. flush, fully tiled walls, tiled flooring, centre ceiling light, vent.

### Bathroom

6'5" x 5'9" (1.96m x 1.75m)

Bath with shower over and shower hand held attachment, glass shower screen, pedestal sink with mixer tap.

Radiator, tiled flooring, tiled walls, vent, centre ceiling light, built in storage cupboard with internal shelving. Double glazed opaque window to rear elevation.

### External

Front: Garden laid mainly to lawn, fenced panelled boundaries. Driveway allowing off road parking for two vehicles.

Rear: Large rear garden with decking entertaining area, steps leading down to garden laid mainly to lawn and further stepping stones leading to patio/paved area. Borders stocked with flowers, trees and shrubs. Large garden shed with power and light. Fenced panelled boundaries, gated side access. Awning over the patio area.

### Additional Information

Solar security lights to front, side and rear. CCTV security cameras to front, side and rear.

### Tenure

We are informed by the Seller that the tenure of this property is Leasehold £15.00 per annum (951 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.

### Council Tax Band

### 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



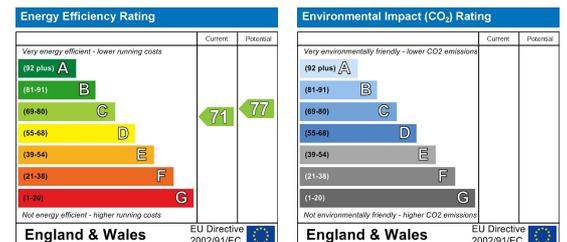
## Floor Plan



## 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.