



22 Pavilion Gardens

Westhoughton, BL5 3AS

Offers in the region of £195,000



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Panelled entrance door with twin double glazed opaque panels into reception hallway.

Reception Hallway

Radiator, power points, laminate flooring, stairs off to first floor and doors to lounge, kitchen and ground floor w.c.

Ground Floor Cloaks/w.c.

Low level w.c. pedestal hand wash basin, radiator, ceramic tiled floor.

Lounge

16'1" x 12'4" (4.90m x 3.76m)

uPVC double glazed french doors to rear elevation and opening onto rear garden. Two radiators, power points, laminate flooring, centre ceiling light fitting.

Kitchen

10'5" x 7'10" (3.18m x 2.39m)

Fitted with a range of modern base and wall units with tiled splash backs to walls, inset stainless steel sink with mixer tap, integrated stainless steel electric oven with inset stainless steel gas hob with extractor canopy over, space for auto washer, space for upright fridge freezer unit, radiator, power points, wall mounted gas combi central heating boiler and uPVC double glazed window to front elevation.

Stair to Landing

Spindled banister rail, doors to bedrooms, bathroom and door to storage cupboard with internal shelving.

Bedroom One

12'4" x 9'9" (3.76m x 2.97m)

uPVC double glazed window to front elevation, radiator and power point.

Bedroom Two

uPVC double glazed window to rear elevation, radiator and power points.

Bedroom Three

7'11" x 6'4" (2.41m x 1.93m)

uPVC double glazed window to front elevation, radiator, power points, door to built-in over stairs storage cupboard.

Bathroom

Three-piece suite in white comprising panelled bath with over-bath thermostatically controlled shower with hinged glazed shower screen, pedestal hand wash basin and low level w.c. Radiator, tiling to walls, inset ceiling spotlights, extractor fan, uPVC double glazed opaque window to rear elevation.

External

Front: Most pleasant courtyard setting, footpath leading to entrance door with canopy over, allocated parking space for one vehicle.

Rear: Enclosed rear garden laid mainly to lawn. Paved patio and footpath leading to garden gate to rear elevation.

Disclaimer

All Properties

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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



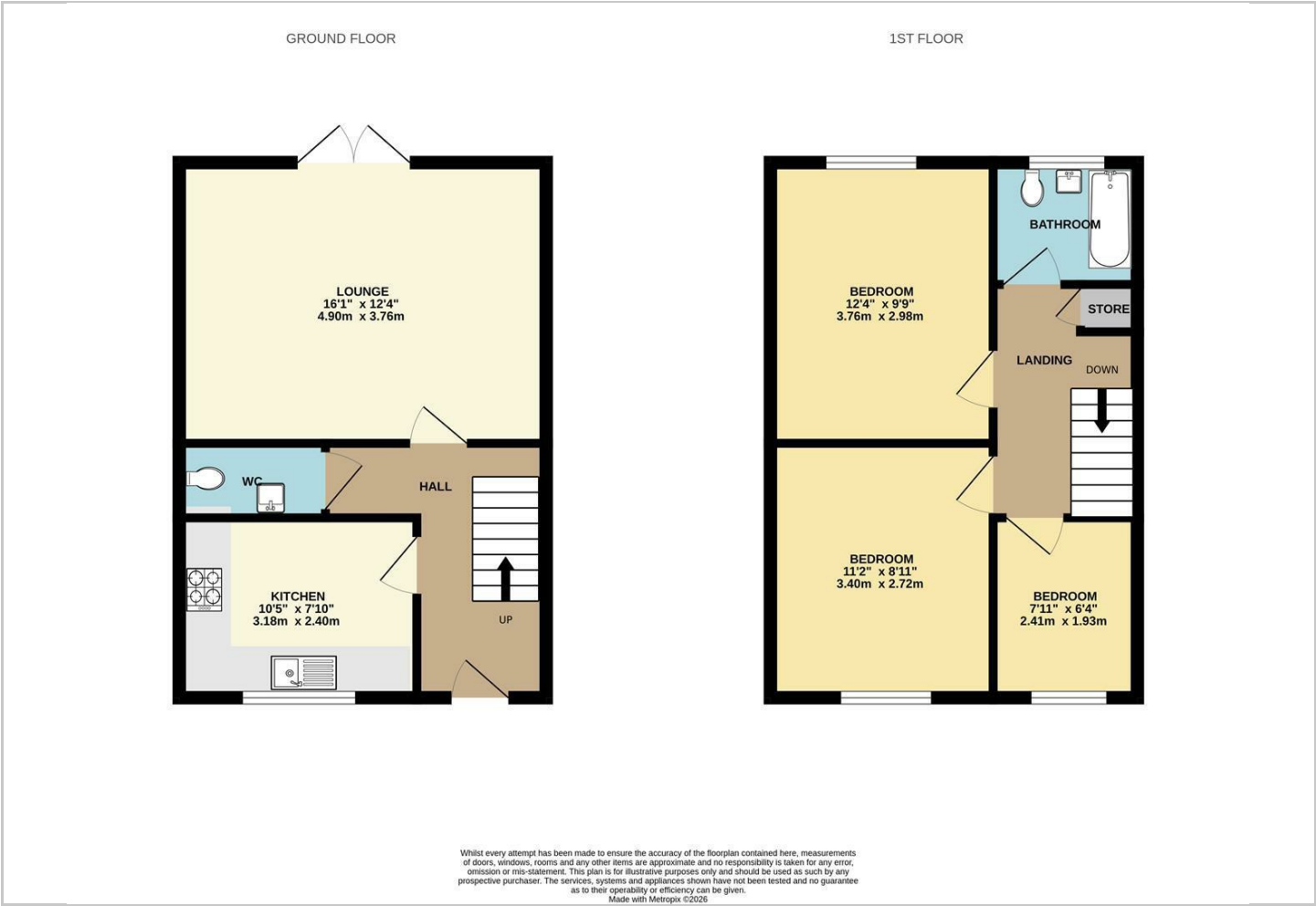
Hybrid Map



Terrain Map



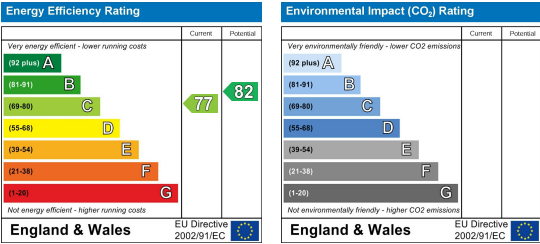
Floor Plan



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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