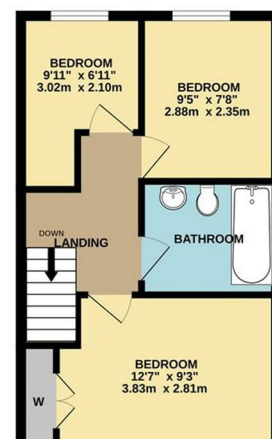
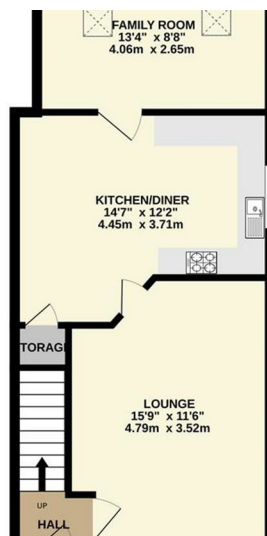
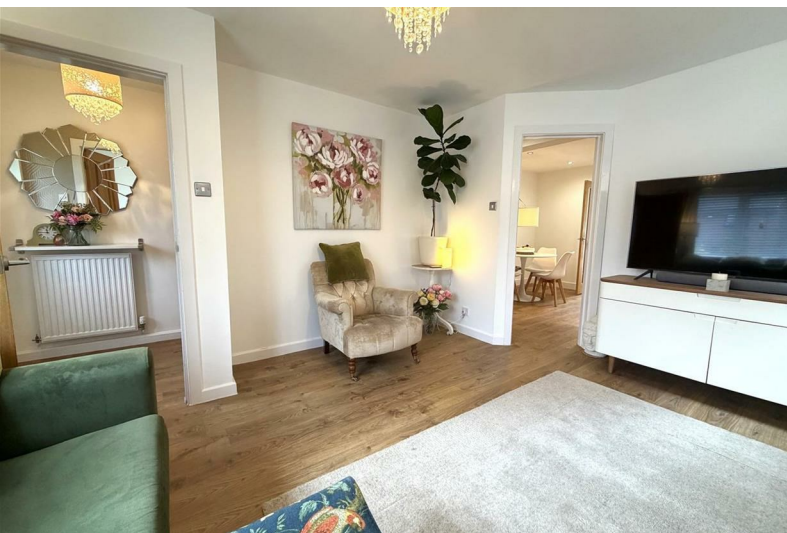




7 Kerans Drive

Westhoughton, BL5 3TU

Offers over £250,000



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Accommodation comprises

Entering through the double glazed composite door (only four years old) into the welcoming entrance hallway. ** Floorplan To Follow **

Entrance Hallway

LVT flooring, radiator, centre ceiling light, plug socket, central heating thermostat wall mounted, stairs leading to the first floor.

Lounge

15'9" x 11'6" (4.80m x 3.51m)
uPVC double glazed window to front elevation and uPVC double glazed window to side elevation allowing plenty of natural light, LVT flooring, tv aerial point and virgin media connection, plug sockets, telephone point, centre ceiling light.

Kitchen/Diner

14'7" x 12'2" (4.45m x 3.71m)
Modern kitchen fitted with a range of cream high gloss wall and base units with complimentary work surfaces over, one and half bowl stainless steel sink with mixer tap and drainer, electric hob with extractor hood above, integrated oven and grill, integrated washing machine, under counter fridge and under counter freezer. Cupboard housing boiler (advised by vendor the Worcester boiler is two years old). Part tiling to walls, cupboard housing the consumer unit, plug sockets, ceiling spotlights, LVT flooring, uPVC double glazed window to side elevation.

Within the dining area there is an under stairs storage cupboard, double radiator, LVT flooring, plug sockets, ceiling spotlights, space to site table and chairs.

Family Room

13'4" x 8'8" (4.06m x 2.64m)
uPVC double glazed french doors leading onto the beautiful private rear garden, two skylight windows, centre ceiling light, ceiling spotlights, LVT flooring, double radiator, vaulted ceiling, virgin media connection, plug sockets.

First Floor

Carpet to stairs, white wooden hand rail, white balustrade unit.

Landing

8'6" x 6'8" (2.59m x 2.03m)
Carpet to floor, centre ceiling light, plug sockets.

Master Bedroom

12'7" (to wardrobes) x 9'3" (3.84m (to wardrobes) x 2.82m)
Two uPVC double glazed windows to front elevation allowing in plenty of natural light, blinds to windows and roman blinds, radiator, built in high gloss wardrobes and matching bed side cabinets, built in storage cupboard housing hot water cylinder, centre ceiling light, plug sockets, carpet to floor.

Bedroom Two

9'5" x 7'8" (2.87m x 2.34m)
uPVC double glazed window to rear elevation overlooking the beautiful rear garden, fitted blinds to window, carpet to floor, centre ceiling light, plug socket, space to site bedroom furniture as desired.

Bedroom Three

9'11" x 6'11" (3.02m x 2.11m)
uPVC double glazed window to rear elevation, radiator, carpet to floor, centre ceiling light, plug socket, double wardrobe and further space to site bedroom furniture as desired.

Family Bathroom

8'3" x 5'7" (2.51m x 1.70m)

Bath with electric shower over and shower hand held attachment, low level w.c. flush, pedestal sink with mixer tap. Partial tiling to walls, vinyl flooring, ceiling extractor fan, ceiling spotlights, wall mounted chrome towel radiator, loft access (accessed via loft ladder and vendor advised loft partially boarded with light), uPVC double glazed opaque window to side elevation.

External

Rear: Beautifully designed landscaped private garden with borders stocked with flowers, trees and shrubs. Circular design block-paving with pebbled areas, Indian stone paved patio/entertaining area, summer house, fenced panelled boundaries, two outdoor storage sheds, outside water tap.

Front: Large block paved driveway allowing off road parking for approximately two/three vehicles, wrought iron gated access. Front pebbled garden with flowers, shrubs Hedges to border.

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD.

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



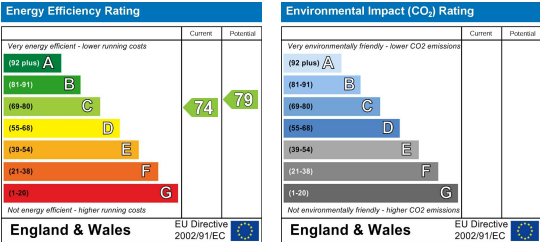
Floor Plan



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.