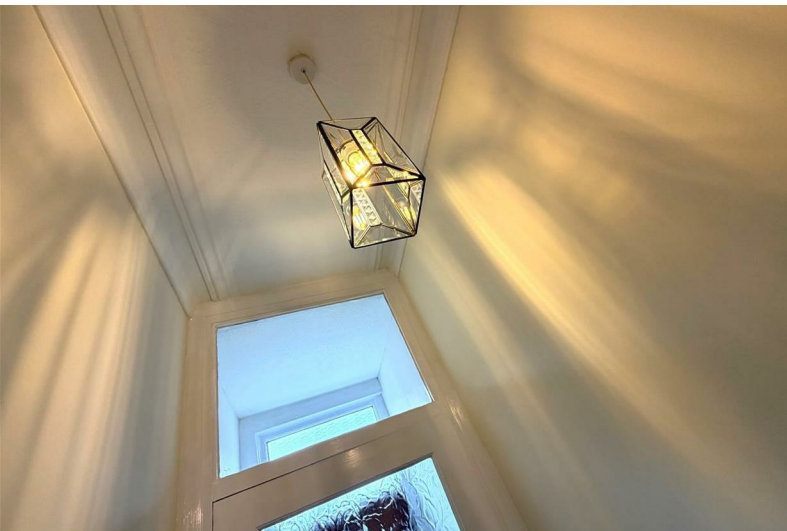
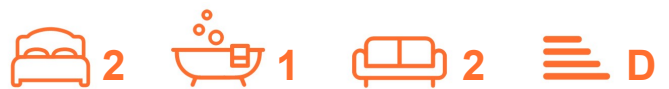




10 Park Road

Westhoughton, BL5 3DE

Offers over £180,000



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Porch

3'11" x 3'6" (1.19m x 1.07m)

Tiling to walls, carpet to floor, internal door to entrance hallway.

Entrance Hallway

7'11" x 3'7" (2.41m x 1.09m)

Newly fitted carpet, picture rail, double radiator, plug sockets, cornice ceiling, centre ceiling light, panelling to walls, wall mounted alarm panel. internal doors to both reception rooms.

Lounge / Reception Room One

12'11" x 10'4" (3.94m x 3.15m)

uPVC double glazed window to front elevation, newly fitted carpet, double radiator, picture rail, cornice ceiling, plug sockets, cupboard housing utility meters

Reception Room Two

14'5" x 12'9" (4.39m x 3.89m)

uPVC double glazed window to rear elevation, double radiator, newly fitted carpet, centre ceiling light, picture rail, tv aerial point, coving, adam style fire surround with marble effect back and hearth,, under stairs storage cupboard

Fitted Kitchen

9'3" x 8'2" (2.82m x 2.49m)

Newly fitted kitchen comprising sage green base and wall units with complimentary white work surfaces over, integrated electric hob, extractor canopy over, integrated oven and grill, fridge freezer, one and half bowl stainless steel sink with mixer tap and drainer, space and plumbed for auto washer, space for slim line dishwasher, double radiator, wall mounted Baxi combi boiler, tiled flooring, halogen

ceiling spotlights, partial tiling to walls, double glazed opaque window to side elevation, kitchen door with opaque panel.

Stairs to First Floor

Carpet to stairs, wooden hand rail.

Landing

14'5" x 13'6" (4.39m x 4.11m)

uPVC double glazed opaque window to side elevation, white balustrade, two centre ceiling lights, picture rail, plug sockets, loft access (advised by vendor loft boarded with window).

Bedroom One

14'4" x 13'0" (4.37m x 3.96m)

uPVC double glazed window to front elevation, picture rail, double radiator, plug sockets, centre ceiling light, newly fitted carpet, space to site bedroom furniture as desired.

Bedroom Two

11'3" x 11'2" (3.43m x 3.40m)

Picture rail, uPVC double glazed window to rear elevation (beautiful outlook to rear over bowling green), double radiator, newly fitted carpet, space to site bedroom furniture as desired.

Family Bathroom

9'8" x 7'11" (2.95m x 2.41m)

Four piece bathroom suite comprising; bath, low level w.c. flush, pedestal sink with mixer tap, corner shower cubicle (fully tiled) with combi hand held shower attachment and glass curved shower screen. Partial tiling to walls, vinyl flooring, vent, wall mounted medicine cabinet.

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

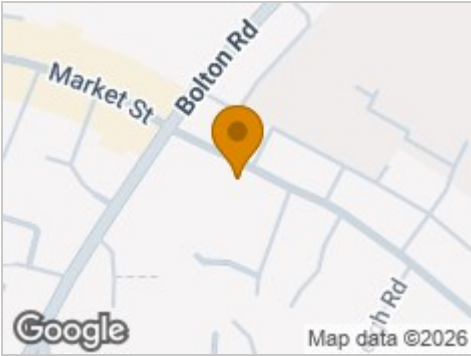
All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working 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.

Newly fitted carpets throughout. High ceilings.



Road Map



Hybrid Map



Terrain Map



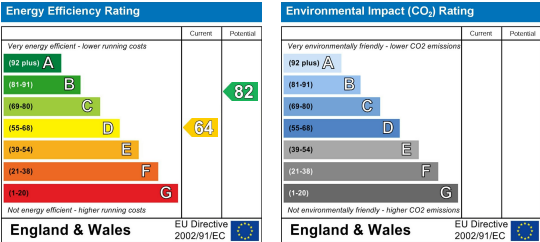
Floor Plan



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.