



**£995 Per month**

299 Park Road, Westhoughton, BL5 3HU

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Charlesworth Estates are delighted to bring to market TO LET this traditional two bedroom semi-detached home. The property is situated on the ever-popular Park Road. Excellent transport links, M61 motorway links and Westhoughton and Daisy Hill railway stations are just a short distance away. Ideally placed for all local amenities, shop, supermarkets, cafés and restaurants in Westhoughton town centre. The property enjoys a large bay fronted lounge and open plan dining area, fitted kitchen and two double bedrooms with fitted units. Externally there are lawned gardens to the front and a spacious rear garden.

## Accommodation comprises

Reception lobby, reception hallway, large bay fronted lounge, open plan dining area, fitted kitchen, two double bedrooms with fitted units and family bathroom. Externally there are lawned gardens to the front and rear together with ample driveway parking.

## Ground Floor

uPVC glazed panelled entrance door into entrance lobby with uPVC double glazed windows to front and side elevations. Tiled flooring, glazed panelled door through to reception hallway.

## Reception Hallway

Stairs off to first floor, power point, panelled door through to lounge.

## Lounge

15'8" max into bay x 12'4" (4.78m max into bay x 3.76m)

uPVC double glazed walk in square bay window with swivel blinds to front elevation, contemporary wall mounted log effect electric fire set to wall, radiator, power points, cable data outlet, telephone socket, cornice ceiling, ceiling light fitting. Open through to dining area.

## Dining Area

8'6" x 7'5" (2.59m x 2.26m)

uPVC double glazed window with swivel blinds to rear elevation, radiator, power points, cornice ceiling, ceiling light fitting, panelled doors to fitted kitchen.

## Fitted Kitchen

8'4" x 7'10" (2.54m x 2.39m)

Fitted with a range of wall of base units with work surfaces and matching up-stands to walls, inset stainless steel sink with mixer tap, Electra four burner gas oven, plumbed for auto washer, wall mounted Worcester gas combi central heating boiler, radiator, power points. Open to under stairs storage with power points. uPVC double glazed window to rear elevation and uPVC glazed panelled door to side elevation.

## First Floor

Stairs leading to landing with uPVC double glazed window to side elevation, radiator, panelled doors to bedrooms and bathroom. Access to roof space. Please note the loft area, which can be assess via retractable ladder, has been converted to a useful space with double glazed skylight to front elevation and wall heater.

## Bedroom One

12'6" max into alcoves x 11'4" (3.81m max into alcoves x 3.45m)

uPVC double glazed window to front elevation, radiator, power points. Built in wardrobes set to recess with sliding doors and internal hanging rails and shelving in addition to room dimensions stated.

## Bedroom Two (fitted)

9'7" x 7'8" including fitted units (2.92m x 2.34m including fitted units )

uPVC double glazed window to rear elevation, radiator, power point. Range of fitted wardrobes with internal hanging rails and shelving and matching overhead bridging unit.

## Family Bathroom

Three piece suite comprising of panelled bath with over bath thermostatically controlled shower unit, low level w.c. hand wash basin set to vanity unit with storage below. Tiling to walls, extractor fan, inset ceiling spotlights, radiator, uPVC double glazed window to rear elevation.

## External

Front; Open plan garden fronted laid to lawn, paved driveway allowing ample off road parking. Footpath to side elevation leading through garden gate to most pleasant larger than average enclosed private rear garden with large paved patio/entertaining area. Lawn stocked with beds and borders stocked with plants and shrubs.

## Disclaimer

All Properties

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