charlesworth estates.co.uk

700 Manchester Road

Westhoughton, BL5 3JD

Offers in the region of £200,000

2 | 2 | 1 | D

700 Manchester Road

Westhoughton, BL5 3JD

Offers in the region of £200,000

Accommodation
Enter via the uPVC front entrance door to the property.

Entrance Hall
Carpet to floor, double radiator, centre ceiling light.

Lounge
19'11 x 17'10 (6.07m x 5.44m)
uPVC double glazed window to front elevation, uPVC double glazed window to side elevation, double radiator, carpet to floor, dado rail, cornice ceiling, two centre ceiling roses, plug sockets, Adam style fire surround with marble effect back and hearth, electric fire. Two wall lights, under stairs storage cupboard, space to site dining table and chairs.

Kitchen
14'9 x 8'5 (4.50m x 2.57m)
Fitted with a range of wall and base units with complimentary work surfaces over, one and half bowl stainless steel sink with mixer tap and drainer, integrated fridge freezer, stand alone cooker with extractor canopy over, fully tiled walls, plug socket, centre ceiling light, vinyl flooring, uPVC double glazed window to rear elevation (with outstanding views over rolling fields) and uPVC double glazed door leading to rear garden.

Utility Room
5'6" x 4'7" (1.68m x 1.40m)
Space and plumbed for auto washer, space for tumble dryer. Stainless steel sink and drainer, wall mounted Worcester combination boiler (advised by vendor boiler is 2 years old), centre ceiling light, vinyl flooring, uPVC double glazed window to rear elevation.

Downstairs w.c.
5'4" x 3'3" (1.63m x 0.99m)
Low level w.c. flush, wall mounted sink, double radiator, partial tiling to walls, wall mounted mirror, centre ceiling light, vinyl flooring, uPVC double glazed window to side elevation.

Stairs to First Floor Landing
Carpet to stairs, two wooden hand rails.

Landing
uPVC double glazed window, loft access, carpet to floor, centre ceiling light.

Bedroom One
15'3 x 9'7 (4.65m x 2.92m)
uPVC double glazed window to front elevation, laminate flooring, centre ceiling light, coving, plug sockets, built in wardrobe space.

Bedroom Two
10'4 x 9'8 (3.15m x 2.95m)
uPVC double glazed window to rear elevation (with fabulous views over rolling fields), double radiator, carpet to floor, centre ceiling light, coving, plug sockets.

Family Bathroom
8'2" x 7'10" (2.49m x 2.39m)
Comprising, shower cubicle with shower attachment, bath with hand held shower attachment, low level w.c. flush, pedestal sink. Fully tiled walls, tiled flooring, tall chrome radiator, centre ceiling light, wall mounted mirror, uPVC double glazed opaque window to rear elevation.

Tel: 01942 817090

External

Rear: Paved patio/entertaining area. Ample Garden and Land to Rear and Side of Property on this Large Size Plot.

Land to the Side and Rear Allowing Off Road Parking For Several Vehicles. Garage.

Tenure

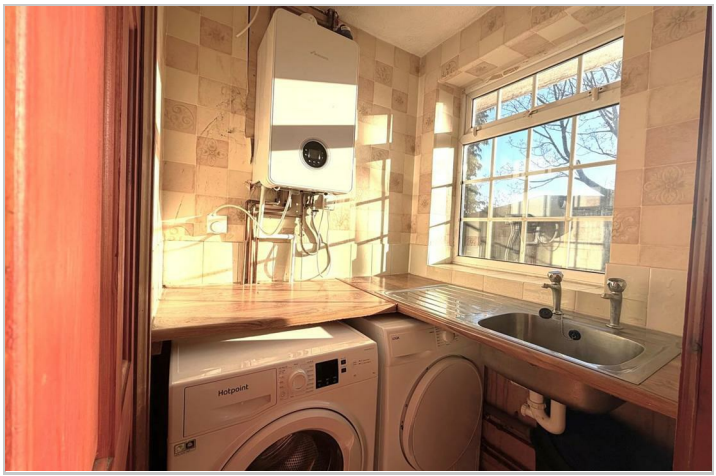
We are informed by the Seller that the tenure of this property is FREEHOLD.

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.

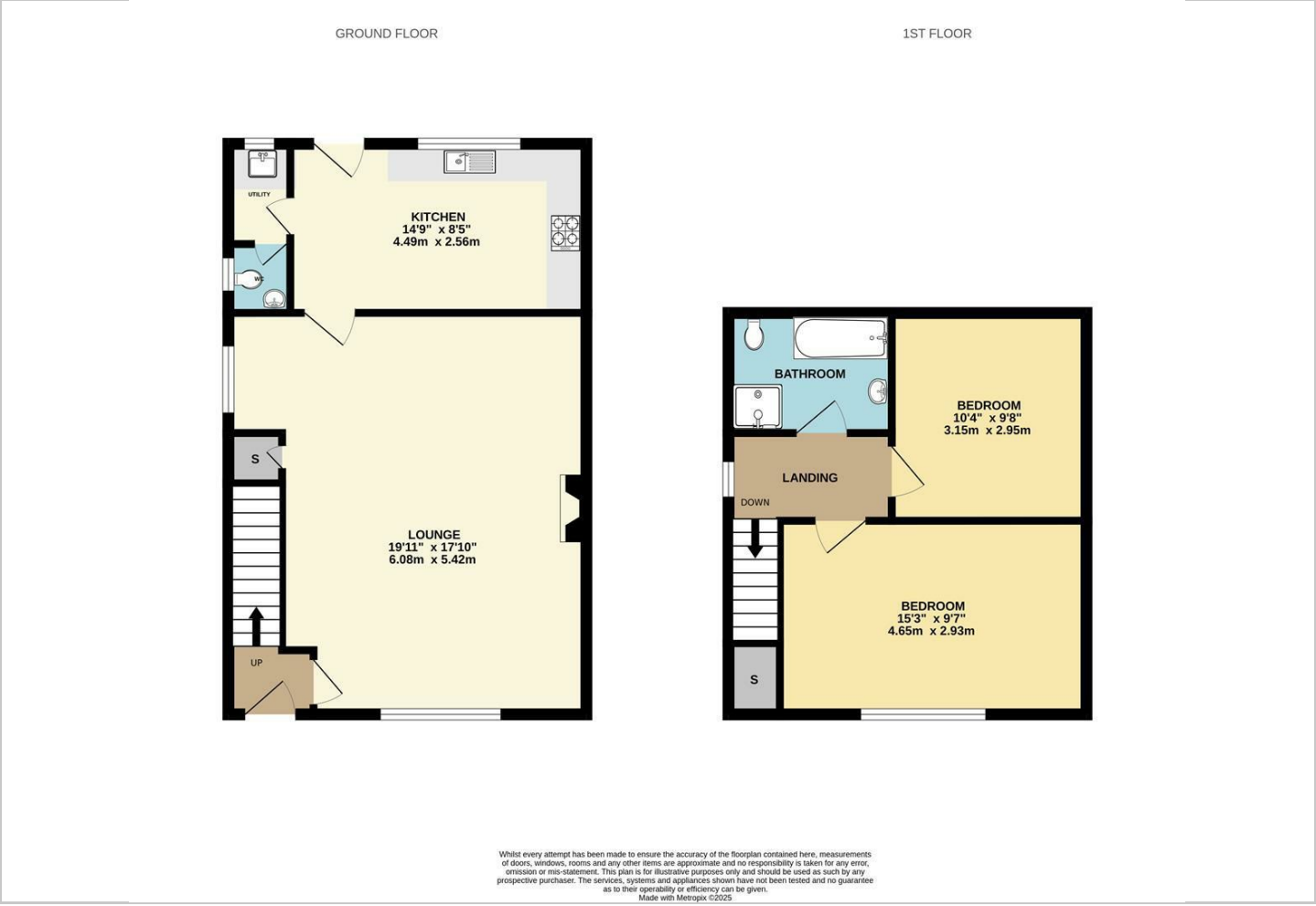


Road Map

Hybrid Map

Terrain Map

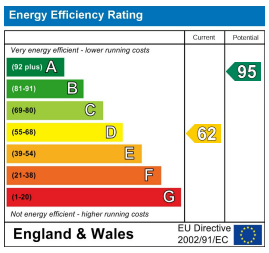
Floor Plan

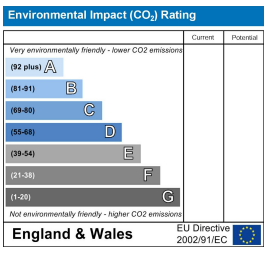


Viewing

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.

13 King Street, Westhoughton, BOLTON, Greater Manchester, BL5 3AX
Tel: 01942 817090 **Email:** info@charlesworthestates.co.uk www.charlesworthestates.co.uk