



370 Manchester Road

Westhoughton, BL5 3JT

£310,000



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Accommodation Comprises

Enter via the composite front entrance door into porch.

Porch

Ceiling spotlights, double radiator, carpet to floor.

Entrance Hallway

Tiled flooring, ceiling spotlights, stairs leading to first floor.

Lounge

14'4" x 12'5" (4.37m x 3.78m)

uPVC double glazed bay window to front elevation, tiled flooring (under floor heating), centre ceiling light, plug socket, tv aerial point.

Open Plan Kitchen & Family Room

24'1" x 15'1" (7.34m x 4.60m)

Open Plan Modern Fitted Kitchen with grey (soft closing) wall and base units and Island with Quartz worktop with inset sink mixer tap and drainer, integrated dishwasher, integrated wine cooler, AEG oven & combination microwave, AEG induction hob, modern extractor hood above. integrated fridge and freezer, ceiling spotlights, two velux skylights allowing plenty of natural light into the room. Dining table with quartz worktop and seating area with centre ceiling light above. Tiled flooring (with under floor heating). Aluminium bi-folding doors opening onto the beautiful rear garden.

Living Area / Family Room: uPVC double glazed window to rear elevation, plug sockets, tv aerial point, tiled flooring (with under floor heating), ceiling spotlights. Doors leading to downstairs Wc and Garage.

GF Wc

4'6" x 3'4" (1.37m x 1.02m)

Low level w.c. flush, vanity sink with mixer tap and storage cupboard below. Black modern radiator/towel rail, vent.

Stairs leading to First Floor

Carpet to stairs, oak wooden hand rail, glass banister.

Landing

13'8" x 10'1" (4.17m x 3.07m)

Spacious landing with glass balustrade with rooms leading to

bedrooms and bathrooms. Carpet to floor, loft access (accessed by retractable loft ladder and advised by vendor loft is boarded), uPVC double glazed window overlooking rear elevation, Built in cupboards, desk and drawers (currently used as a study).

Bedroom One

12'11" x 9'7" (3.94m x 2.92m)

uPVC double glazed window to front elevation, carpet to floor, tv aerial point, double radiator, plug sockets, ceiling spotlights, built in wardrobes with internal shelving.

Bedroom Two

11'1" x 9'8" (3.38m x 2.95m)

uPVC double glazed window to front elevation, double radiator, tiled flooring, centre ceiling light, built in wardrobe and space to site further bedroom furniture as desired.

Modern Wet Room

6'11" 5'8" (2.11m 1.73m)

Walk in modern wet room with rainfall shower head and separate hand held shower attachment, glass shower screen, low level w.c flush, vanity sink with mixer tap and storage below. Fully tiled walls, inset shelving, velux skylight and ceiling spotlights, wall mounted mirror, white towel radiator/towel rail.

Bedroom Three

10'5" x 8'11" (3.18m x 2.72m)

uPVC double glazed window to rear elevation overlooking the lovely rear garden. Double radiator, centre ceiling light, carpet to floor, built in wardrobe with cupboards above.

Bedroom Four

10'1" x 9'0" (3.07m x 2.74m)

uPVC double glazed window to rear elevation overlooking the lovely rear garden, centre ceiling light, carpet to floor, built in wardrobe, plug sockets, tv aerial point.

Family Bathroom

7'3" x 4'11" (2.21m x 1.50m)

Bath with Mira electric shower over and separate hand held attachment, low level w.c. flush, vanity sink with mixer tap and storage cupboard below, underfloor heating. Ceiling

spotlights, extractor fan, tall white towel rail/radiator, vent, shaver socket, wall mounted mirror, partial tiling to walls, tiled flooring. uPVC double glazed window to side elevation.

Integral Garage

Garage with electric insulated sectional door, power and light. Combi boiler and plumbed for washing machine (as part utility space).

Driveway

Large Driveway allowing off road parking for approximately four/five vehicles.

Rear Garden

Porcelain tiles and laid with astro-turf. Paved patio/entertaining area, fenced panelled boundaries. Gated rear access.

Garden Room / Summer House

13'8 x 11'0 (4.17m x 3.35m)

Fabulous garden room with heating, internet point, consumer box, laminate flooring, power and light, uPVC french doors opening onto the garden, uPVC double glazed windows to side and rear.

Additional Information

Camera system to front and rear of property.
Underfloor heating throughout to the ground floor.
Modern Decor throughout.

Tenure

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

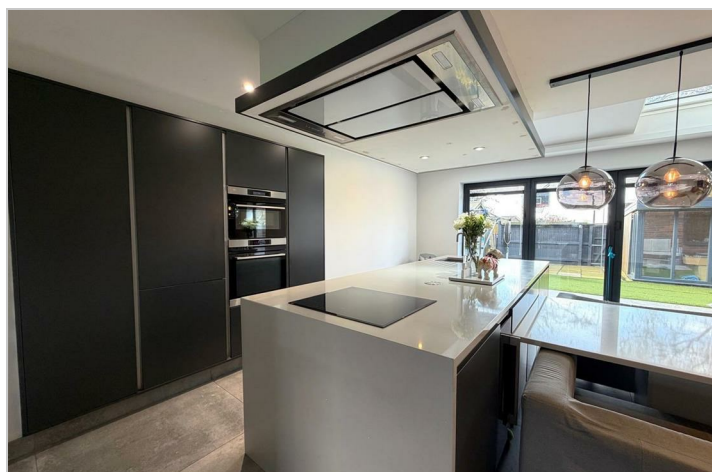
Leasehold.

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.



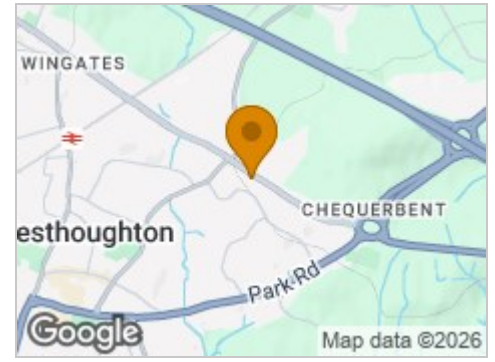
Road Map



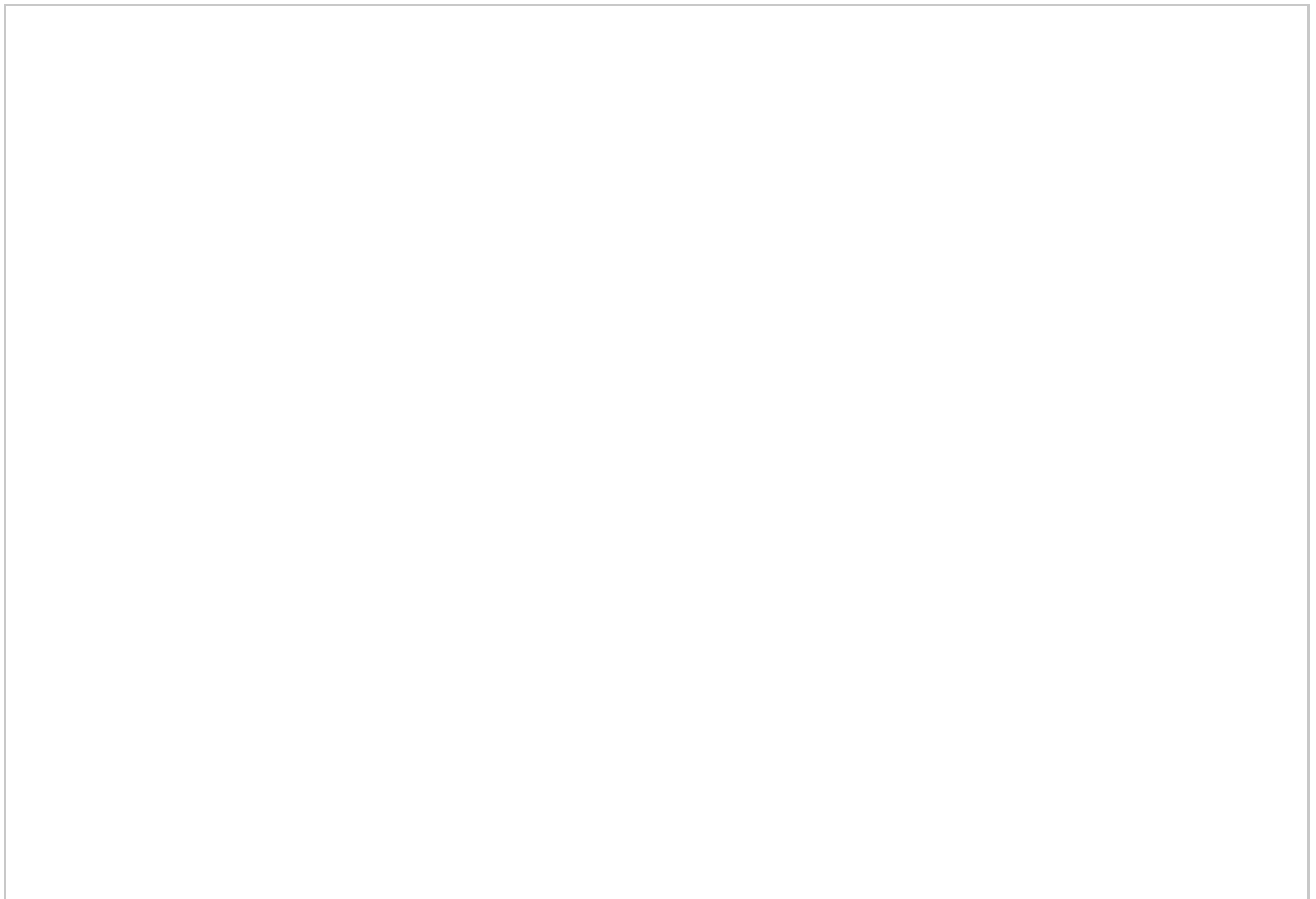
Hybrid Map



Terrain Map



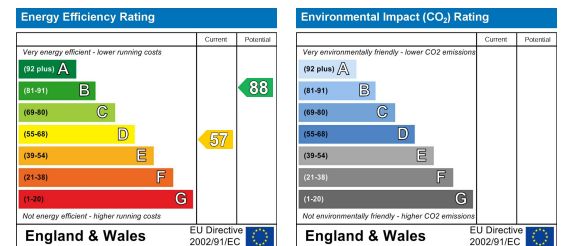
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.