



16 Roscoes Court

Westhoughton, BL5 2QD

Offers over £240,000



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Accommodation comprises

Enter via the front composite entrance door into the welcoming hallway.

Hallway

6'11" x 4'1" (2.11m x 1.24m)

Modern tiling to floor, double radiator, centre ceiling light, cupboard housing utility meters, leading through oak wooden doors into the spacious lounge.

Lounge

15'2" x 10'11" (4.62m x 3.33m)

Spacious lounge with modern decor. uPVC double glazed bay window to front elevation overlooking the beautiful front gardens, wooden flooring, two wall lights, media wall, inset electric fire with oak beam mantle above, tiled hearth, oak skirting boards, centre ceiling light, coving, double radiator, plug sockets, tv aerial point. Leading through to kitchen/diner.

Kitchen/Diner/Sitting Room

24'9" x 17'2" (7.54m x 5.23m)

Open Plan L-shape Kitchen / Diner / Sitting Room

Kitchen area fitted with a range of cream soft closing wall and base units with complimentary original work surfaces over, butler style sink with mixer tap and drainer, five ring gas hob, integrated oven and grill, chimney style extractor canopy over, space to site dishwasher, space and plumbed for washing machine, space to site large American style fridge freezer, under stairs storage cupboard, partial tiling to walls, plug sockets, spot lights to ceiling, LVT flooring, radiator with decorative cover, uPVC double glazed window overlooking the conservatory and uPVC double glazed window overlooking the beautiful front gardens. Built in fitted oak shelving unit with cupboards below, oak skirting boards, uPVC double glazed sliding doors into the large conservatory.

Conservatory

22'11" x 9'2" (6.99m x 2.79m)

uPVC double glazed windows to rear elevation, uPVC double glazed french doors opening onto the lovely rear garden, vinyl flooring, two double radiators, two wall lights, plug sockets.

First Floor

Carpet to stairs, solid oak hand rail.

Landing

9'10" x 6'2" (3.00m x 1.88m)

Solid oak banister with glass inserts, loft access. Carpet to floor, oak skirting boards, further loft access (advised by vendor partially boarded with power and light), cupboard housing the Worcester combi boiler (advised by vendor 12 months old). Solid oak doors leading to bedrooms and bathroom.

Master Bedroom

11'11" x 8'0" (3.63m x 2.44m)

uPVC double glazed window to front elevation, carpet to floor, centre ceiling fan light, oak skirting boards, plug sockets, built in wardrobes.

Bedroom Two

10'7" x 8'0" (3.23m x 2.44m)

uPVC double glazed window to rear elevation, double radiator, carpet to floor, centre ceiling light, plug socket, built in wardrobes with internal shelving.

Bedroom Three

7'92 x 5'11" (2.13m x 1.80m)

uPVC double glazed window to front elevation, double radiator, carpet to floor, plug socket, centre ceiling light.

Family Bathroom

7'0" x 6'5" (2.13m x 1.96m)

P-shape bath with combi shower over with rainfall water head and additional hand held attachment, curved glass shower screen, sink with mixer tap and storage cupboard

Tel: 01942 817090

below, low level w.c. flush. Fully tiled walls, ceiling spotlights, extractor fan to ceiling, vinyl flooring, tall wall mounted chrome towel radiator, uPVC double glazed opaque window to rear elevation.

Gardens

Front: Double fronted gardens laid mainly to lawn. Borders stocked with mature plants and shrubs. Driveway for off road parking. Pathway leading to entrance door.

Rear: The rear garden is west facing and enjoys the sunlight from the early afternoon into the evening, paved with Indian stone. Fenced panelled boundaries, borders stocked with trees and shrubs, gate leading to detached garage. Side access with gate.

Detached Single Garage

Detached single garage with up and over door and rear door for access from the property.

Tenure

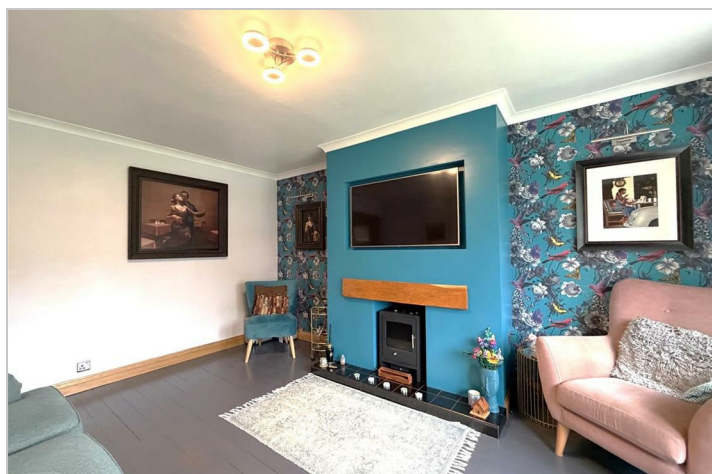
We are informed by the Seller that the tenure of this property is FREEHOLD.

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



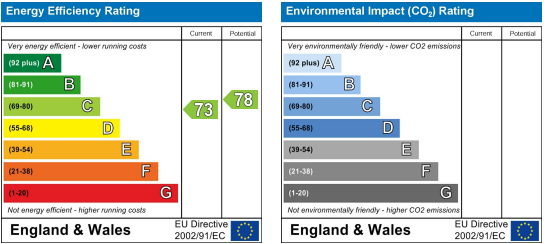
Floor Plan



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.