



## 9 Inworth Close

Westhoughton, BL5 2GS

**Offers over £382,000**



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

## Entrance Hallway

10'3" x 6'7" (3.12m x 2.01m)

Newly fitted grey LVT flooring, two centre ceiling lights, double radiator, plug socket, stairs leading to the first floor.

## Lounge

16'0" x 11'2" (4.88m x 3.40m)

uPVC double glazed window to front elevation, centre ceiling light, radiator, plug sockets, coving, tv aerial point, newly fitted grey LVT flooring.

## Dining Room

10'6" x 10'0" (3.20m x 3.05m)

uPVC double glazed french doors leading to rear garden, radiator, plug sockets, centre ceiling light, coving, newly fitted grey LVT flooring.

## Kitchen

13'10" x 13'10" (4.22m x 4.22m)

Newly fitted modern kitchen with a range of grey high gloss soft closing wall and base units with complimentary work surfaces over, one and half bowl Franke sink with hose mixer tap and drainer, breakfast island with bar stools and grey high gloss soft closing cupboards and complimentary work surfaces over, four ring gas hob with extractor fan above, partial tiling to walls, plug sockets, under unit lighting, integrated dish washer, integrated fridge freezer, integrated oven and grill, ceiling spotlights, tall grey modern style radiator, under stairs storage cupboard, newly fitted grey LVT flooring, uPVC double glazed window to rear elevation.

## Utility Room

6'4" x 4'11" (1.93m x 1.50m)

Wall mounted Valliant boiler, partial tiling to walls, newly fitted grey LVT flooring, radiator, partial tiling to walls, sink with mixer tap and drainer, plumbed for auto washer, uPVC double glazed door with opaque glass inserts to side elevation.

## Ground Floor Wc

6'5" x 3'0" (1.96m x 0.91m)

Low level Wc, sink, uPVC double glazed window to side elevation.

## First Floor

Carpet to stairs, white balustrade unit.

## U-Shape Landing

9'9" x 7'9" (2.97m x 2.36m)

Loft access via loft ladder (vendor advised loft is partially boarded). plug socket, grey carpet to floor, centre ceiling light, storage cupboard housing hot water tank.

## Master Bedroom

13'4" x 13'0" (4.06m x 3.96m )

uPVC double glazed window to front elevation, halogen ceiling spotlights, carpet to floor, plug sockets, built in wardrobes, tv aerial point. Space to site further bedroom furniture as desired.

## En-Suite Shower Room

8'7" x 3'2" (2.62m x 0.97m)

Shower cubicle with combi shower over and separate shower attachment, low level w.c. pedestal sink with mixer tap, radiator, fully tiled walls, tiled flooring, ceiling spotlight, wall mounted mirrored cabinet, shaver socket, uPVC double glazed opaque window to side elevation.

## Bedroom Two

13'4" x 11'0" (4.06m x 3.35m)

Double Bedroom with uPVC double glazed window to front elevation, carpet to floor, built in wardrobes, radiator, centre ceiling light fitting, tv aerial point, plug sockets.

## Bedroom Three

9'11" x 9'7" (3.02m x 2.92m)

Double bedroom with uPVC double glazed window to rear elevation, carpet to floor, space to site bedroom furniture as desired, tv aerial point, panelling to wall, centre ceiling light, plug sockets.

## Bedroom Four

10'4" x 7'11" (3.15m x 2.41m)

Further double bedroom with uPVC double glazed window to rear elevation, carpet to floor, centre ceiling light, plug sockets, space to site bedroom furniture as desired.

### Family Bathroom

6'4" x 6'1" (1.93m x 1.85m)

Newly fitted bathroom suite comprising bath with combi shower over and separate shower attachment, glass shower screen, low level w.c. flush, vanity sink with mixer tap and storage below. Grey LVT flooring, wall mounted illuminated mirror, fully tiled walls, uPVC sheeting to ceiling, vent, halogen ceiling spotlights, chrome towel radiator, uPVC double glazed opaque window to rear elevation.

### Integral Garage

Good size garage with up and over door, power and light.

### External

Rear: Private rear garden laid mainly to lawn, borders stocked with plants and shrubs, decking area, patio entertaining area, fenced panelled boundaries, gated side access.

Front: Garden laid mainly to lawn, hedged borders allowing privacy, double width driveway allowing off road parking for two vehicles and electric charging point for vehicles.

### 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.

### Council Tax

We understand the property is in council tax band D this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

### 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.



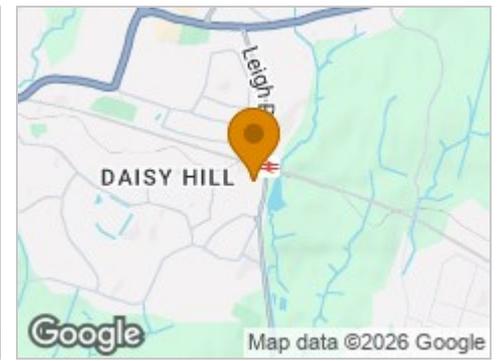
## Road Map



## Hybrid Map



## Terrain Map



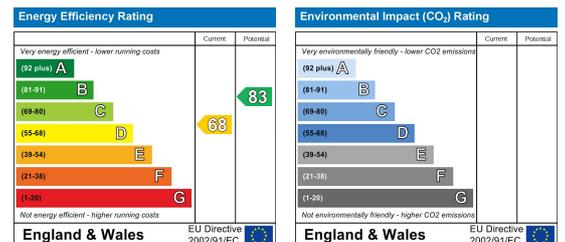
## Floor Plan



## 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



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