charlesworth estates.co.uk

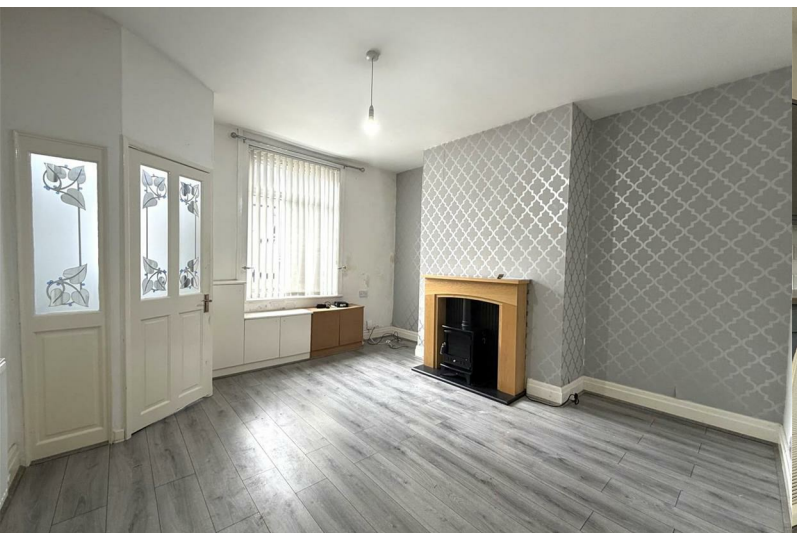


11 Park Road

Westhoughton, BL5 3BX

Offers over £140,000

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Accommodation Comprises
Enter via the uPVC entrance door with glass opaque insert into reception porch.

Porch
Laminate flooring, picture rail.

Lounge
14'3" x 13'1" (4.34m x 3.99m)
uPVC double glazed window to front elevation, laminate flooring, wooden fire surround with stove display, centre ceiling light, cupboard housing meters, plug sockets, tv aerial point, double radiator.

Kitchen Diner
13'3" x 12'5" (4.04m x 3.78m)
Stylish fitted kitchen with grey soft closing wall and base units and complimentary work surfaces over, one and half bowl sink with mixer tap and drainer, integrated oven and grill, gas hob with chimney style extractor canopy over, integrated fridge freezer, integrated washing machine, cupboard housing Worcester combi boiler, partial tiling to walls, plug sockets, uPVC double glazed window to rear elevation, laminate flooring, uPVC double glazed door leading to rear garden.

Stairs Leading to Landing
Carpet to stairs, white wooden hand rail.

L-Shape Landing
13'2" x 6'0" (4.01m x 1.83m)
Carpet to floor, picture rail, centre ceiling light, plug sockets.

Bedroom One
13'2" x 11'0" (4.01m x 3.35m)
uPVC double glazed window to front elevation. Range of fitted wardrobes with sliding doors, carpet to floor, centre ceiling light, picture rail, plug sockets, double radiator.

Bedroom Two
9'2" x 8'2" (2.79m x 2.49m)
uPVC double glazed window to rear elevation, carpet to floor, picture rail, centre ceiling light, plug sockets.

Family Bathroom Suite
12'5" x 4'10" (3.78m x 1.47m)
Spacious bathroom suite comprises; Bath with combi shower over with rainfall shower head and separate hand held attachment, glass bi-folding shower screen door, vanity sink with mixer tap and storage below, low level w.c. flush, wall mounted mirror, tall chrome radiator/towel rail, partial tiling to walls, wall mounted extractor fan, vinyl laminate effect flooring, ceiling spotlights, uPVC double glazed opaque window to rear elevation.

External
Front: Pebbled garden with pathway leading to front entrance door.

Rear : Private large rear garden laid mainly to flag and park decking. Double gates to rear allowing vehicular access for off road parking. Gated rear access. Fenced panelled boundaries.

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

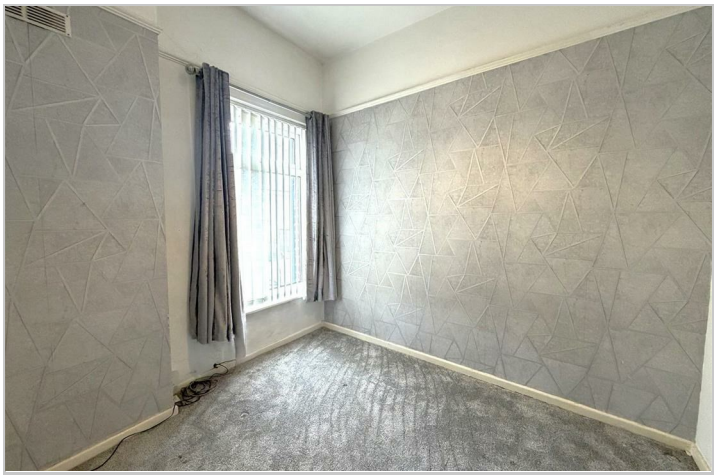
Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

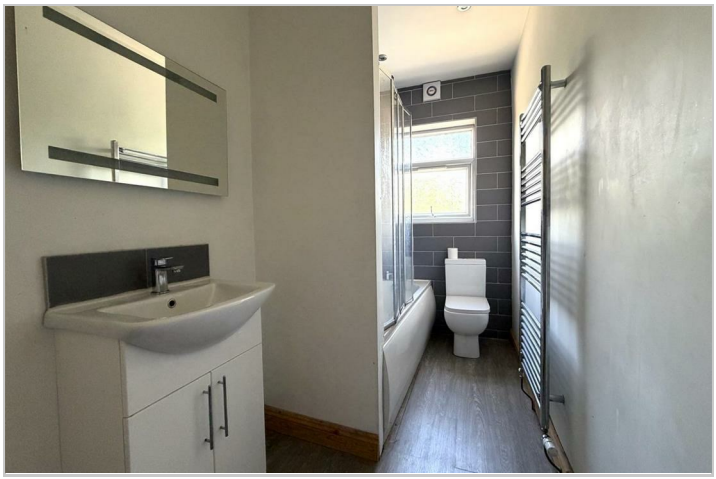
Disclaimer

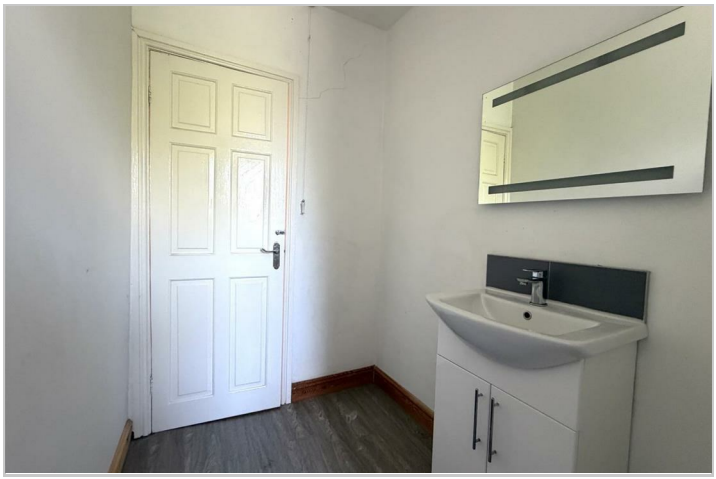
All Properties

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

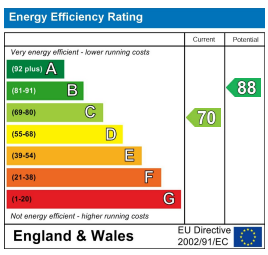


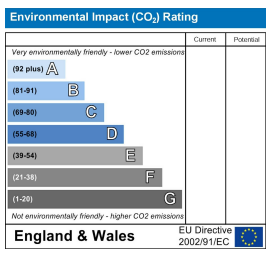
Total approx floor area: 637.0 ft² (59.2 m²)
Ground Floor: 319.8 ft² (29.7 m²)
1st Floor: 317.2 ft² (29.5 m²)

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