



10 The Hoskers

Westhoughton, Bolton, BL5 2DW

Offers in the region of £260,000



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Entrance Hallway

Entered by uPVC composite double glazed door with glass insert panels, glass glazed panel to side, laminate flooring, radiator, centre ceiling light fitting, coving to ceiling, plug sockets, built in cupboard housing consumer box and alarm system.

Lounge/Diner

18'6" x 10'9" (5.64m x 3.28m)

uPVC double glazed bay window to front elevation, fire surround with electric fire, two double radiators, carpet to floor, tv aerial, power point, light socket, centre ceiling light fitting, coving to ceiling. Space to site dining table and chairs.

Modern Fitted Kitchen

9'8" x 8'5" (2.95m x 2.57m)

Modern Kitchen fitted with a range of base and wall units in grey with contrasting work surface and splash back, one and half bowl sink unit with mixer tap, double oven, gas hob with extractor canopy over. Built in fridge freezer, built in auto washer, additional built in cupboards and shelving rack, half tiled walls in white with grey pattern, laminate flooring, centre ceiling light fitting, uPVC double glazed window to side elevation, uPVC composite double glazed door to side elevation with glass patterned insert.

Inner Hallway

Storage cupboard with shelving and housing the Worcester gas combi boiler. Doors leading off to bedrooms, shower room and Orangery.

Bedroom One

11'6" x 10'8" (3.51m x 3.25m)

Beautiful grey built in wardrobes, carpet to floor,

double radiator, centre ceiling light fitting, patio doors leading to the Orangery, coving to ceiling, plug socket, centre ceiling light

Bedroom Two

9'3" x 8'5" (2.82m x 2.57m)

Built in wardrobes in light Oak with shelving units, carpet to floor, double radiator, centre ceiling light fitting, coving to ceiling, plug sockets, light switch, tv aerial, uPVC double glazed window to rear elevation.

Shower Room

6'4" x 6'0" (1.93m x 1.83m)

Modern shower room comprising of; walk in double shower cubicle with combi waterfall shower and hand held attachment, chrome hand rail, (uPVC grey walls to shower area), vanity sink unit with mixer tap and storage below, low level Wc, grey laminate flooring, spotlights to ceiling, double radiator, chrome hand towel rail, uPVC double glazed opaque window to side elevation.

Orangery

13'9" x 10'9" (4.19m x 3.28m)

A spacious and light filled Orangery with french doors leading to the private rear garden. Windows to side elevations, two double radiators, beige carpet, plug sockets, light switches, halogen spotlights.

External

Front; Stoned garden area with shrubs and trees, composite door leading to entrance.

To the side of the property is a large driveway for off street parking for two/three cars and car port, Detached Garage with electric up and over door.

Wrought iron gates leading to the rear garden.

Rear; Garden laid mainly to lawn and stocked with mature shrubs and trees, flagged patio/entertaining area, garden shed with power, greenhouse, water tap, fenced panelled boundaries.

Detached Garage

Electric up and over door, fitted work bench, power and light.

Tenure

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

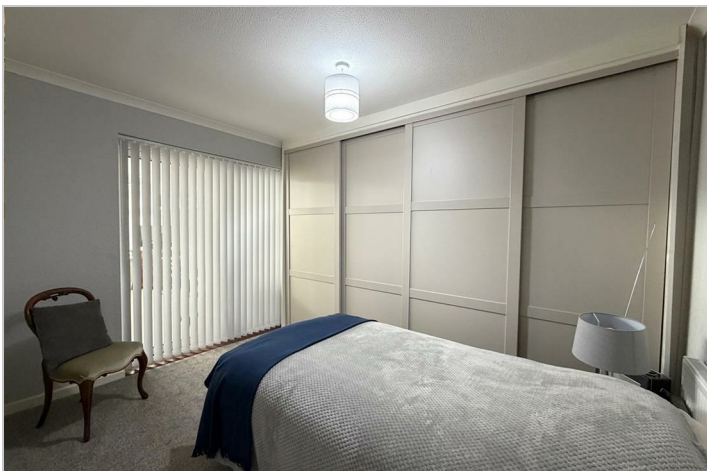
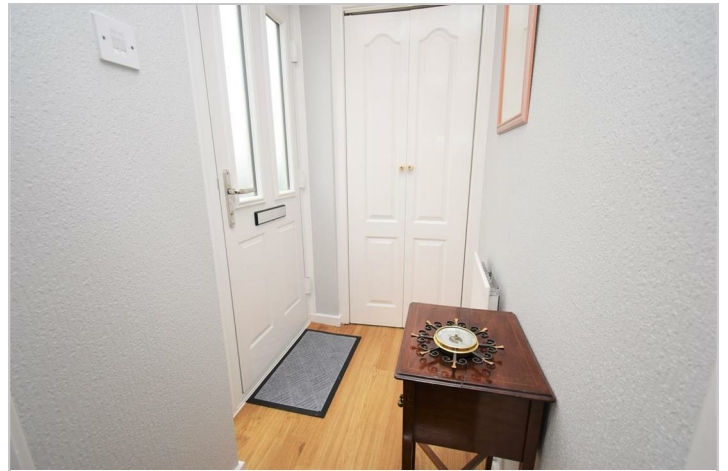
Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

Council Tax Band

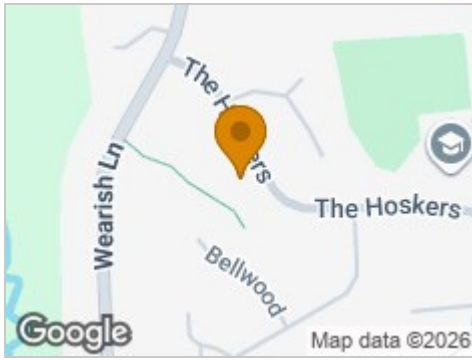
We understand the property is in council tax band B this information has been taken from Valuation Office Agency website.

Disclaimer

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.



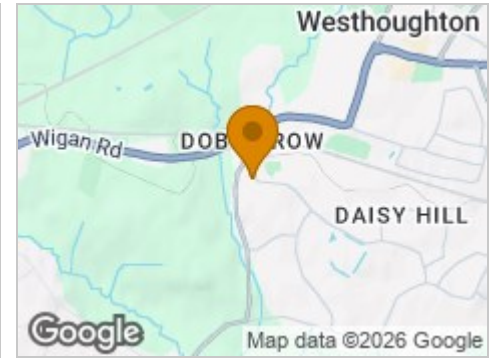
Road Map



Hybrid Map



Terrain Map



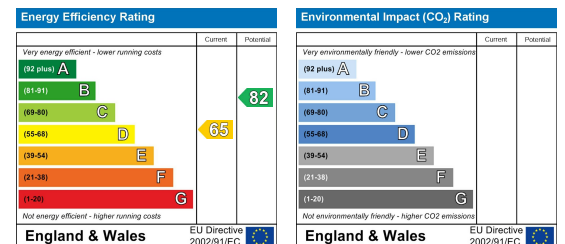
Floor Plan



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.