



409 Manchester Road

Westhoughton, BL5 3JS

Offers in the region of £234,000



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Accommodation comprises

Newly fitted Composite front entrance door leading to the entrance hallway with radiator, power points, laminate flooring, stairs off to first floor.

Through Lounge

17'8" x 10'2" (5.41m x 3.10m)

Double glazed bay window to front elevation, contemporary electric fire set to chimney breast, radiator, power points, tv aerial socket, cornice ceiling, ceiling lights, laminate flooring, open plan through to dining kitchen.

Kitchen / Diner

17'7" x 8'7" opening up to 17'3" (5.36m x 2.64m opening up to 5.28m)

Modern fitted kitchen which comprises of high gloss base and wall units with complimentary work surfaces over and tiled splash backs to walls, inset one and half bowl stainless steel sink with mixer tap, integrated eye level Bosch electric oven with inset five burner gas hob with stainless steel chimney style extractor canopy over, integrated dish washer, washing machine, space for tumble dryer, American style fridge-freezer. Laminate flooring, two radiators, inset ceiling spotlights, panelled door to under stairs storage, panelled door to downstairs gf cloaks, uPVC double glazed window to rear elevation with open aspect and uPVC double glazed French doors to rear elevation and opening onto rear garden.

Downstairs Wc

Low-level Wc, hand wash basin set to wall.

Stairs/Landing

Stairs leading to landing with double glazed opaque window to side elevation and doors to bedrooms and bathroom.

Bedroom One

11'1" x 9' (3.38m x 2.74m)

uPVC double glazed window to front elevation, radiator, power points.

Bedroom Two

10'11" x 8'10" (3.33m x 2.69m)

Double glazed window to rear elevation with open aspects over adjoining meadows, farm land and distant views to Rivington Pike and Winter Hill. Storage cupboard which houses the wall mounted gas combi central heating boiler.

Bedroom Three

7'3" x 6'8" (2.21m x 2.03m)

uPVC double glazed window to front elevation, radiator, power points. This bedroom could be made larger by moving a stud wall.

Family Bathroom

Four piece bathroom suite comprising of shower cubicle with combi shower and attachment, panelled bath with mixer tap, pedestal hand wash basin with low level Wc. Towel radiator, inset ceiling spotlights, double glazed opaque window to rear elevation.

External

Garden fronted laid to lawn with borders stocked with plants and shrubs, footpath leading to entrance door and large driveway allowing ample parking for several vehicles.

Great size rear garden with lovely views over grazing cattle field / farm views over Water Tower at Snydle. Patio/entertaining area. New fencing to the rear.

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

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Additional Information

Brand new triple glazed windows and composite door to front

Brand new carpets throughout stairs and upstairs

Brand new modern grey laminate to ground floor

American fridge freezer and washing machine included with sale

Alarm

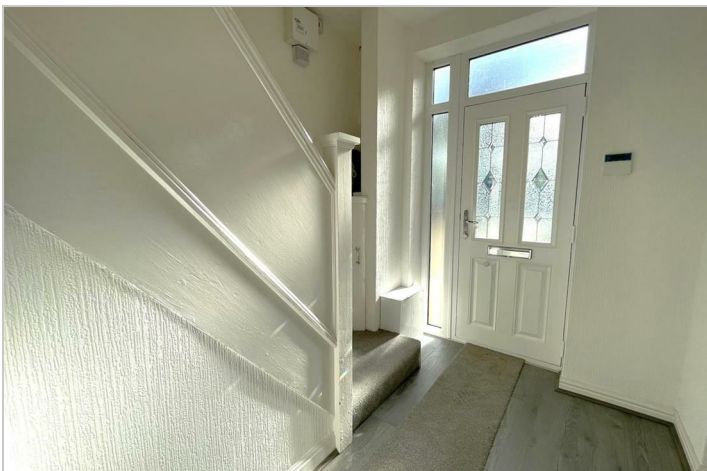
Wired smoke alarms

Downstairs WC

New fencing to rear

3rd bedroom could be made larger by moving a stud wall

Patio doors leads out to back garden with grazing cattle field / farm views over Water Tower at Snydle



Road Map



Hybrid Map



Terrain Map



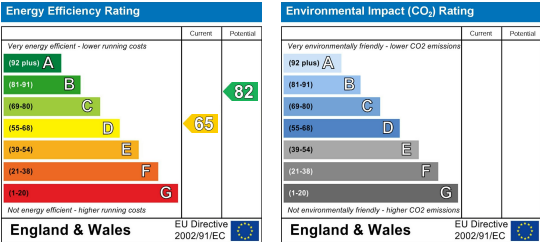
Floor Plan



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.