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20 Kerans Drive

Westhoughton, BL5 3TU

Offers over £260,000

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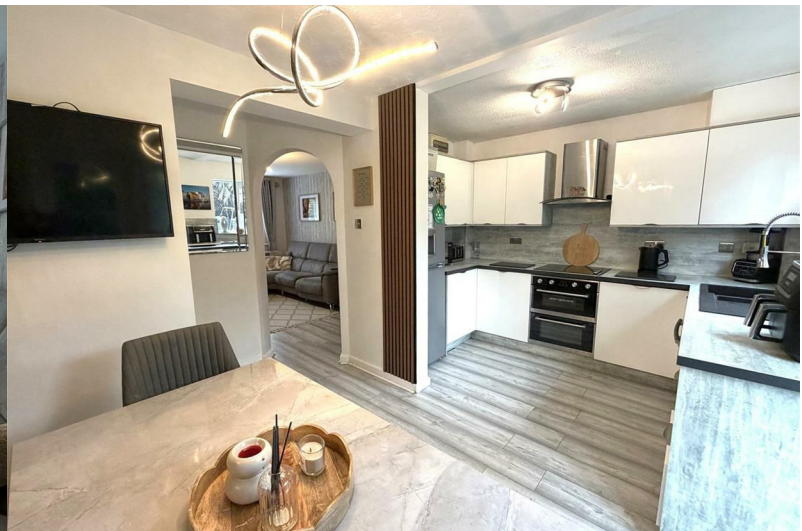

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Accommodation comprises

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

Entrance Hallway

Tiling to the floor, double radiator leading to stairs, wall mounted alarm panel, centre ceiling light, stairs leading to the first floor.

Spacious Modern Lounge

15'5 x 11'0 (4.70m x 3.35m)
uPVC double glazed windows to both the front and side elevations allowing in plenty of natural light, radiator, laminate flooring, media wall, centre ceiling light, plug socket and TV aerial point.

Large Kitchen Diner

14'6 x 12'9 (4.42m x 3.89m)
Stylish kitchen fitted with a range of high gloss wall and base units with complimentary work surfaces over, one and a half bowl sink with mixer tap and drainer, integrated oven and grill, stainless steel extractor hood above, integrated dish washer and washing machine, space for tall fridge freezer, plug sockets, wall mounted consumer box, centre ceiling light, uPVC double glazed window to the rear elevation overlooking the beautiful private garden.

Dining area: uPVC double glazed french doors opening onto the lovely rear garden, centre ceiling light, plug sockets, double radiator, laminate flooring, tv aerial point, space to site dining table and chairs, under stairs storage.

Under stairs storage room (8'3" x 3'2) with power and light. Great size which could be made into a downstairs Wc if required.

Stairs leading to First Floor

Carpet to stairs and landing, white wooden hand rail, white wooden banister unit.

Landing

8'6" x 6'8" to widest point (2.59m x 2.03m to widest point)
Centre ceiling light, plug socket.

Master Bedroom

14'7 x 10'6 (4.45m x 3.20m)
Two uPVC double glazed windows to the front elevation allowing in plenty of natural light. Fitted wardrobes and built in cupboard with shelving, carpet to floor, radiator, centre ceiling light, TV aerial point, plug sockets.

Bedroom Two

10'6 x 7'8 (3.20m x 2.34m)
uPVC double glazed window overlooking the rear garden with pleasant private outlook. Radiator, centre ceiling light, TV aerial point, plug sockets, laminate flooring, space to site bedroom furniture as desired.

Bedroom Three

6'8 x 5'9 (2.03m x 1.75m)
uPVC double glazed window to the rear elevation, TV aerial point, radiator, plug sockets, carpet to floor, built in wardrobe with shelving and drawer unit, centre ceiling light.

Family Bathroom Suite

8'3 x 5'6 (2.51m x 1.68m)
Three piece suite comprising; Bath with electric Triton shower over and shower hand held attachment, low level WC flush, pedestal sink with

mixer tap. Partial tiling to walls, centre ceiling light, loft access, extractor fan to ceiling, wall mounted tall chrome towel rail/radiator. uPVC double glazed opaque window to side elevation.

External

Large rear garden with the most private aspect not being overlooked AstroTurf garden and block paved patio area, BBQ and entertaining area with pergola, shed, gated access, fence panelled boundaries and mature trees for added privacy.

To the front of the property there is a large block paved driveway for off road parking for two/three vehicles. Rockery with mature trees and shrubs.

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (£35.00pa)

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

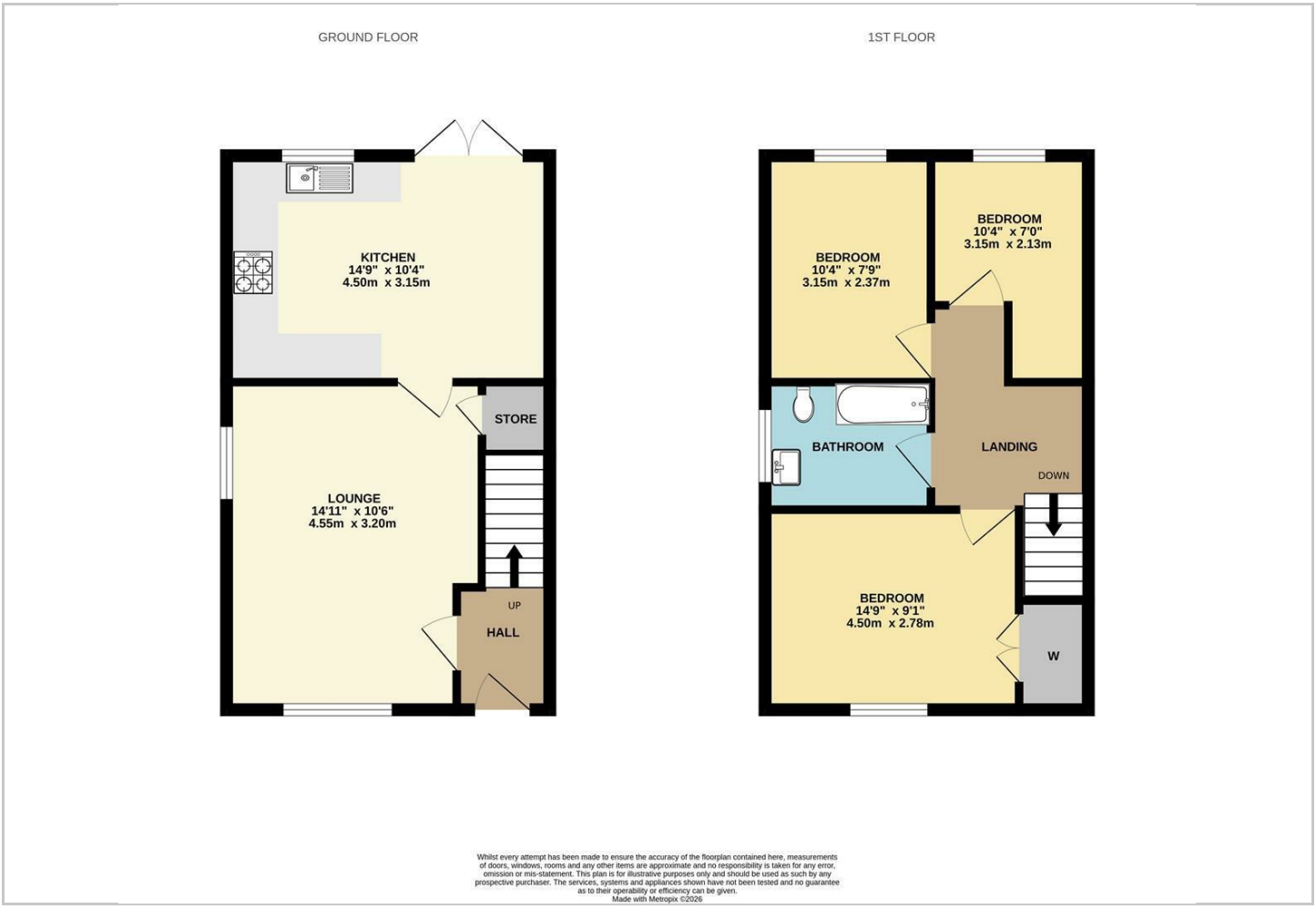
All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working 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

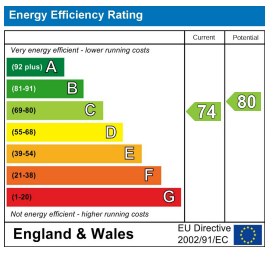
Floor Plan

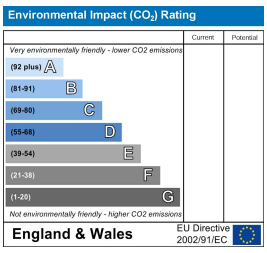


Viewing

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





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