



22 Marchwood Close

Blackrod, BL6 5GG

Offers in the region of £135,000



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Accommodation comprises

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

Hallway

Carpet to floor and carpet to stairs, radiator, centre ceiling light, stairs to the first floor.

Landing

14'9" x 4'2" (4.50m x 1.27m)

uPVC double glazed window to rear elevation, carpet to floor, plug sockets, centre ceiling light, radiator. Doors leading off to all rooms.

Lounge

13'10" x 10'11" (4.22m x 3.33m)

uPVC double glazed window to front elevation with pleasant views overlooking rolling fields and distant views to Rivington Pike and Winter Hill. Carpet to floor, centre ceiling light, plug sockets, two radiators. Open plan to kitchen.

Kitchen

9'2" x 8'6" (2.79m x 2.59m)

Modern fitted kitchen with a range of cream wall and base units and complimentary work surfaces over, one and half bowl stainless steel sink with mixer tap, integrated washing machine, integrated oven, grill and gas hob, integrated fridge freezer, wall mounted combi boiler, partial tiling to walls, grey vinyl flooring, uPVC double glazed window to front elevation overlooking the lovely rolling fields and distant views to Rivington Pike and Winter Hill.

Bedroom One

12'2" x 10'3" (3.71m x 3.12m)

uPVC double glazed window to front elevation

overlooking lovely rolling fields and distant views to Rivington Pike and Winter Hill. Carpet to floor, centre ceiling light, plug sockets, radiator, built in storage cupboard, loft access.

Bedroom Two

9'1" x 8'8" (2.77m x 2.64m)

uPVC double glazed window to rear elevation, radiator, centre ceiling light, plug sockets, carpet to floor.

Bathroom Suite

7'9" x 5'8" (2.36m x 1.73m)

Bath with combi shower over and shower attachment, pedestal sink with mixer tap, low level w.c. flush. Vinyl flooring, double radiator, extractor fan, centre ceiling light, uPVC double glazed opaque window to rear elevation.

Allocated Parking

Two allocated car parking spaces (front and rear of property) and storage area to the rear of the property, (ideal for storing a motorbike).

Manchester Residential Management

Annual maintenance fee due every January £571.78

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD £63.32 ground rent per annum (due every January)

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



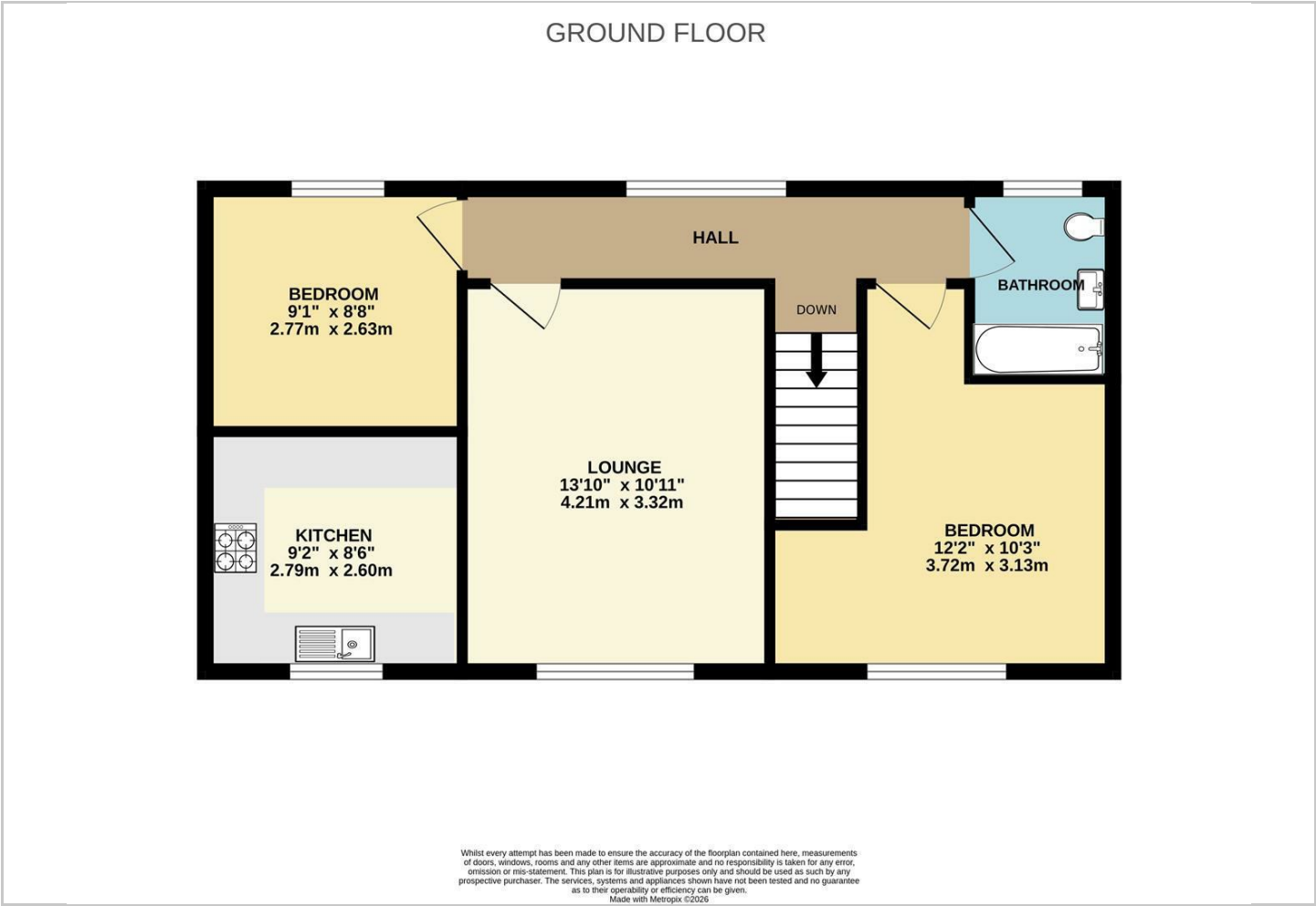
Hybrid Map



Terrain Map



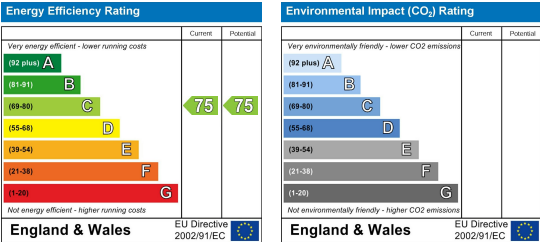
Floor Plan



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



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.