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388 Leigh Road

Bolton, BL5 2JY

Offers in the region of £180,000

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Accommodation Comprises
Entrance via front entrance door into porch.

Porch
Centre ceiling light, carpet to floor.

Lounge
14'3" x 12'3" (4.34m x 3.73m)
Double radiator, two centre ceiling lights, plug sockets, cupboard housing utility meters, laminate effect vinyl flooring.

Reception Room Two
14'6" x 14'4" (4.42m x 4.37m)
Laminate effect vinyl flooring, stairs leading to first floor, ceiling spotlights, centre ceiling light, tall black wall mounted radiator, uPVC double glazed door leading to rear garden.

Fitted Kitchen
10'4" x 6'4" (3.15m x 1.93m)
Fitted with a range of grey wall and base units with complimentary work surfaces over, one and half bowl sink with mixer tap and drainer, built in oven, gas hob, extractor hood above, under counter fridge, plumbed and space for auto washer, laminate effect vinyl flooring, partial tiling to walls, plug sockets.

Stairs to First Floor Landing
Carpet to stairs, white balustrade.

Landing
14'8" x 3'0" (4.47m x 0.91m)
Spacious landing with carpet to floor, plug socket, centre ceiling light, loft access.

Master Bedroom
14'2" x 12'5" (4.32m x 3.78m)
Window to front elevation with a lovely view overlooking the lodge , carpet to floor, double radiator, two centre ceiling lights, plug sockets.

Bedroom Two
12'0" x 10'10" (3.66m x 3.30m)
Window to rear elevation, double radiator, carpet to floor, centre ceiling light, plug sockets, cupboard housing combi boiler.

Bathroom Suite
9'7" x 6'2" (2.92m x 1.88m)
Modern bathroom suite with bath, shower cubicle with shower attachment, uPVC speckled sheeting within the shower cubicle, glass door, pedestal sink with mixer tap, low level w.c. flush. Vinyl flooring, vent to wall, wall mounted black modern towel rail/radiator, ceiling light and oak beam, partial tiling to walls, window to rear elevation.

External
Front: Pebbled garden, footpath leading to entrance door, lovely view to the front over the lodge.

Rear: Garden and Patio. Allowing off road parking, fenced panelled boundaries.

Tenure
We are informed by the Seller that the tenure of this property is LEASEHOLD (848 years remaining)

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

We understand the property is in council tax band A this information has been taken from Valuation Office Agency www.voa.gov.uk website.

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

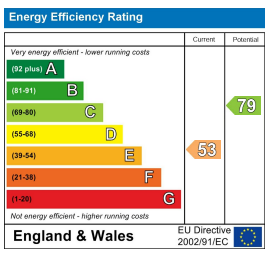


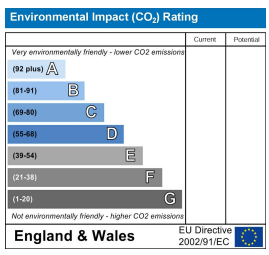
Floor Plan

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.

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