



## 42 Alexandria Drive

Westhoughton, BL5 3HF

**£110,000**



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Enter through the uPVC double glazed front entrance door into the spacious entrance hallway.

## Entrance Hallway

14'1" x 3'0 (4.29m x 0.91m)

Carpet to floor, wall mounted electric radiator, centre ceiling light, loft access (advised by vendor loft is partially boarded with light).

## Spacious Lounge

17'2" x 10'9" (5.23m x 3.28m)

uPVC double glazed window to front elevation with open aspect, wall mounted electric radiator, centre ceiling light, two wall lights, plug sockets, tv aerial point, carpet to floor.

## Fitted Kitchen

10'9" x 7'10" (3.28m x 2.39m)

uPVC double glazed window to rear elevation overlooking the communal gardens (with mature trees for added privacy), shaker style fitted kitchen with Oak wall and base units and complimentary work surfaces over, stainless steel sink with mixer tap and drainer, induction hob with extractor canopy over, integrated oven and grill, plug sockets, matching up-stands and splash-back, centre ceiling light, vinyl flooring, space and plumbing for washing machine, integrated dishwasher.

## Bedroom One

11'1" x 10'3" (3.38m x 3.12m)

uPVC double glazed window to front elevation, fitted wardrobes with mirrored frontage, double radiator, carpet to floor, centre ceiling light, tv aerial point, plug sockets.

## Bedroom Two (currently used as a dining room)

7'11" x 7'1" (2.41m x 2.16m)

uPVC double glazed window to rear elevation overlooking the communal garden with private aspect, wall mounted electric radiator, laminate flooring, plug sockets, fitted wardrobe with storage cupboard above, centre ceiling light.

## Modern Shower Room

7'0" x 5'9" (2.13m x 1.75m)

Double walk-in shower with fitted glass screen and part bi-folding door, Mira electric shower with hand held attachment, vanity sink with mixer tap and storage below, low level w.c. flush. Wall mounted mirror, plinth with spotlights, extractor fan, ceiling spotlights, wall mounted tall chrome radiator/towel rail, storage cupboard with shelving, vinyl flooring.

## External

Front Garden which belongs to the apartment.

Rear communal gardens.

## Single Garage

Garage en-bloc with up and over door.

## Tenure

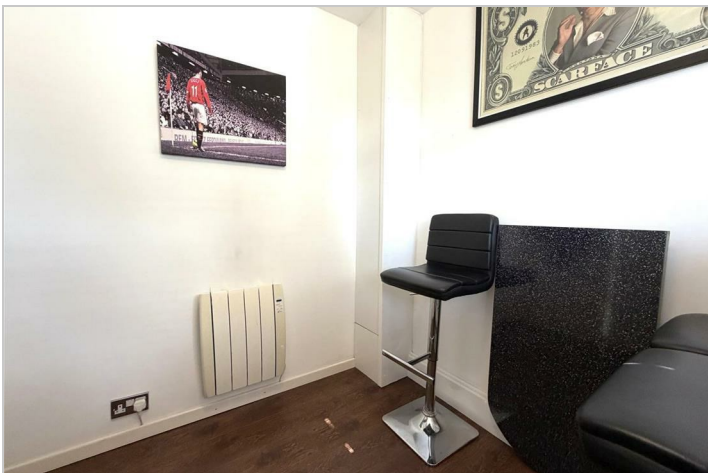
We are informed by the Seller that the tenure of this property is TENURE (948 years remaining)

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.

## 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



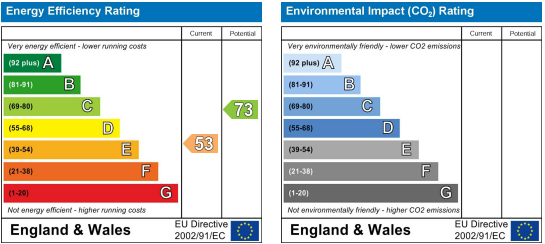
Floor Plan



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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