



9 Gorsey Hey

Westhoughton, BL5 2AH

Offers in the region of £190,000



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Accommodation Comprises

Enter via the uPVC double glazed door with patterned glass insert.

Entrance Hallway

Welcoming entrance hallway with uPVC double glazed window to side elevation, double radiator, tiling to floor, centre ceiling light.

Spacious Lounge

16'5" x 15'0" to widest point (5.00m x 4.57m to widest point)

Two uPVC double glazed windows to front elevation overlooking the beautiful front garden. uPVC double glazed window to side elevation, Adam style marble effect fire surround with matching marble effect back and hearth, gas fire. Carpet to floor, tv aerial point, centre ceiling light, tall modern radiator, plug sockets.

Modern Kitchen/Diner

16'5" to widest point x 9'1" (5.00m to widest point x 2.77m)

Fitted with a range of cream high gloss wall and base units with complimentary work surfaces over, Blanco inset sink with mixer tap and drainer and splash back, double oven, induction hob with extractor canopy over, integrated fridge, integrated freezer, integrated auto washer, tiling to floor, two ceiling lights, space to site dining table and chairs, plug sockets, spotlights to plinth, plug sockets, two uPVC double glazed windows to rear elevation overlooking the fabulous large rear garden (private aspect).

Pantry Room

7'1" x 3'4" (2.16m x 1.02m)

Off the kitchen/diner pantry room which is great for additional storage. Tiled flooring, uPVC double glazed opaque window to side elevation, electric meter, consumer box, gas meter, wall light.

Rear Porch

3'6" x 3'2" (1.07m x 0.97m)

Tiling to floor, centre ceiling light, stable door with glass opaque insert, double radiator.

Downstairs Wc

5'10" x 3'0" (1.78m x 0.91m)

Low level w.c. flush, tiling to floor, fully tiled walls, centre ceiling light, uPVC double glazed window to rear elevation.

First Floor

Carpet to stairs, white wooden handrail leading to L-shape landing.

Landing

7'2" x 6'4" (2.18m x 1.93m)

uPVC double glazed window to side elevation, centre ceiling light, loft access, carpet to floor.

Master Bedroom

14'9" to widest point x 11'7" (4.50m to widest point x 3.53m)

uPVC double glazed window to front elevation. Fitted with a range of built in wardrobes and matching bedside drawer units and mirror. Carpet to floor, centre ceiling light, double radiator, plug sockets.

Bedroom Two

11'7" x 9'1" (3.53m x 2.77m)

uPVC double glazed window overlooking the beautiful large rear garden. Built in wardrobes and matching built in drawer units. Centre ceiling light, vent to wall, newly fitted carpet, double radiator, plug sockets.

Bedroom Three

9'0" x 7'9" (2.74m x 2.36m)

uPVC double glazed window to front elevation. Built in wardrobe with overhead storage cupboards and matching drawer units. Double radiator, centre ceiling light, newly fitted carpet.

Family Shower Room

7'8" x 5'10" (2.34m x 1.78m)

Double shower cubicle with combi shower rainfall head and additional shower attachment, low level w.c. flush, vanity sink unit with mixer tap and storage below. Fully tiled walls, tall grey towel rail/radiator, centre ceiling light, uPVC double glazed opaque window to rear elevation.

External

Rear: Extensive large rear garden laid mainly to lawn, borders stocked with mature trees, plants and shrubs. Fenced panelled boundaries, garden shed. Gated access to rear.

Front: Garden laid mainly to lawn with borders stocked with flowers and shrubs. Gated access with pathway leading to front entrance door.

Shared driveway to side allowing off road parking for one vehicle.

Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD

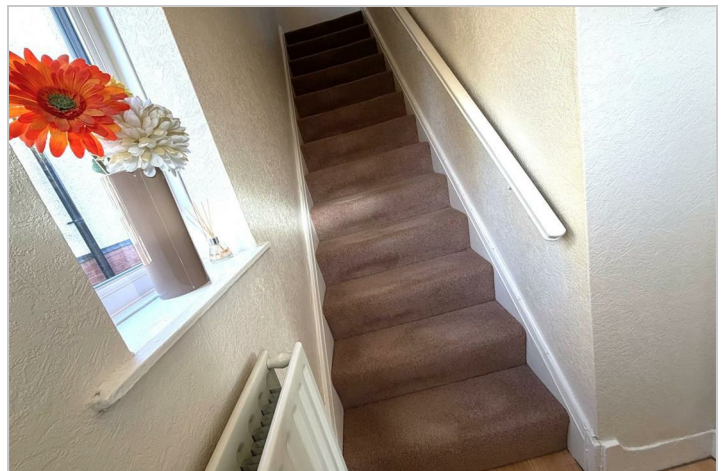
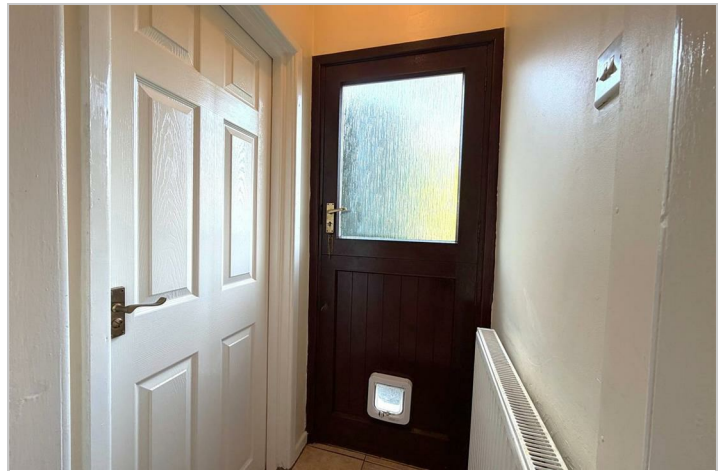
Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must

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



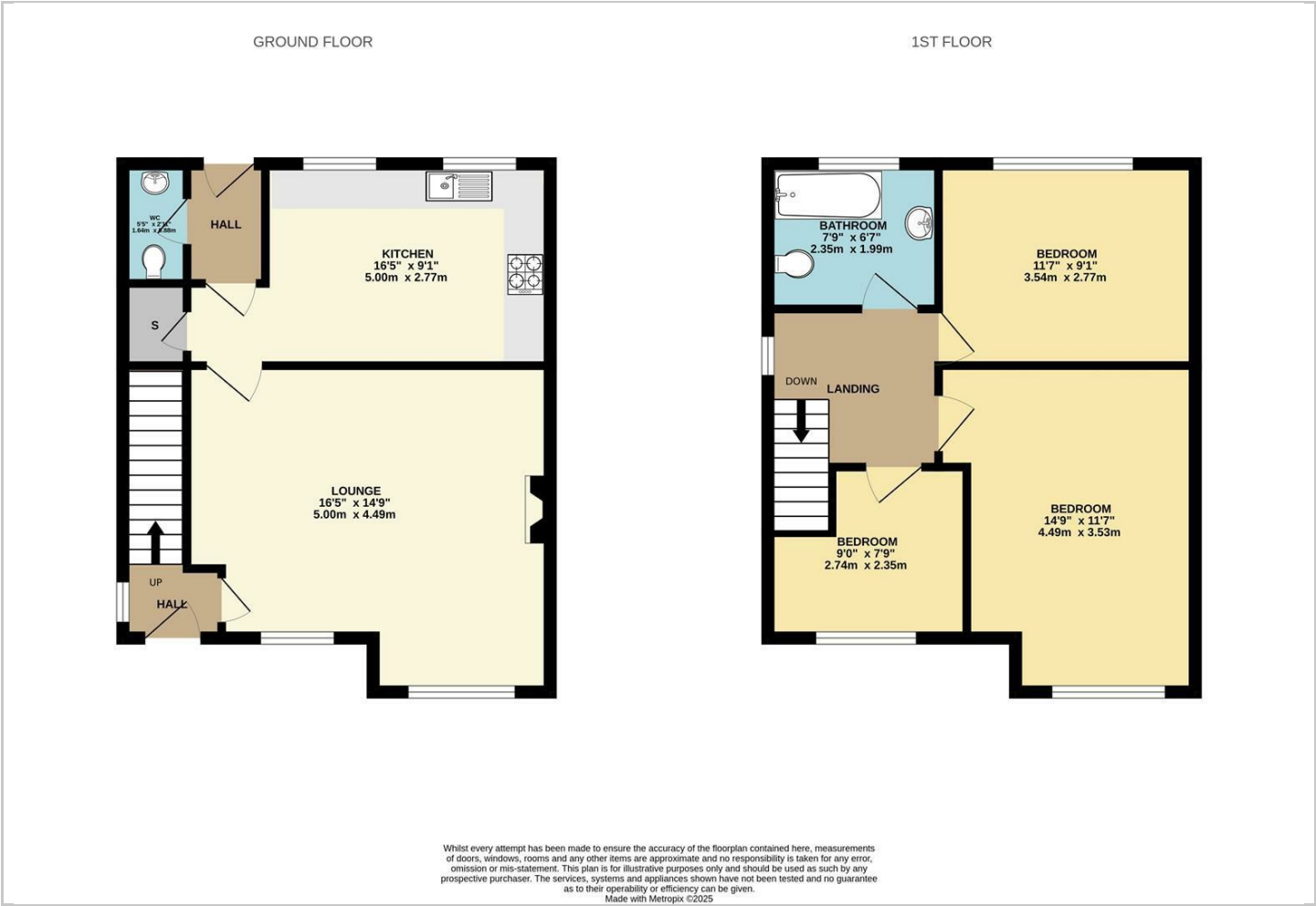
Hybrid Map



Terrain Map



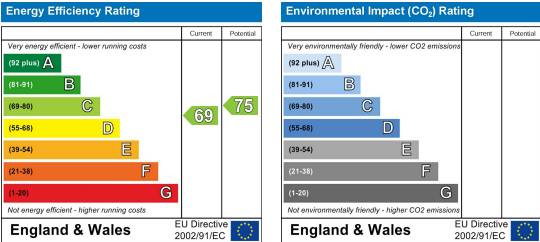
Floor Plan



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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