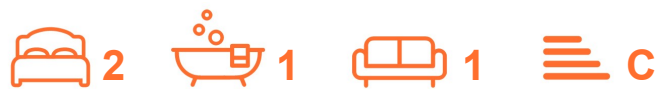




3 Charlock Avenue

Westhoughton, BL5 2EF

Offers in the region of £230,000



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Enter the property via the uPVC double glazed entrance door with opaque glass patterned inserts.

Porch

Tiled flooring, uPVC double glazed opaque window to side elevation.

Entrance Hallway

4'8" x 3'7" (1.42m x 1.09m)

Welcoming entrance hallway with carpet to floor, centre ceiling light, coving, radiator.

Lounge

18'7" x 11'7" (5.66m x 3.53m)

uPVC double glazed window to front elevation overlooking the beautiful garden, radiator, carpet to floor, coving, wall lights, centre ceiling light, wall mounted gas fire set within marble back and hearth, plug sockets, tv aerial point.

Kitchen / Diner

16'6" x 10'5" (5.03m x 3.18m)

Spacious kitchen diner fitted with a range of wall and base units with complimentary work surfaces over, gas hob with extractor canopy over, stainless steel sink with mixer tap and drainer, integrated oven and grill, dishwasher, under counter fridge, washing machine, wall mounted Ideal combination boiler, radiator, partial tiling to walls, centre ceiling light, vinyl flooring to kitchen, space to site table and chairs, carpet to floor in the dining room area, uPVC double glazed window to front elevation, door and further opaque window to side elevation allowing plenty of natural light into the room.

Inner Hallway

6'0" x 3'2" (1.83m x 0.97m)

Carpet to floor, storage cupboard with internal shelving, loft access via retractable loft ladder

(advised by vendor loft is boarded and has power and light),

Master Bedroom

12'7" x 10'0" (3.84m x 3.05m)

A good size bedroom with built in wardrobes and dressing table, centre ceiling fan light, carpet to floor, coving, radiator, plug sockets, space to site further bedroom furniture as desired. uPVC double glazed window and uPVC double glazed door leading through to the lovely conservatory.

Bedroom Two

10'5" x 9'10" (3.18m x 3.00m)

uPVC double glazed window overlooking the beautiful rear garden, radiator, carpet to floor, centre ceiling light, coving. Fitted wardrobes with overhead storage cupboards.

Bathroom Suite

7'0" x 6'3" (2.13m x 1.91m)

Three piece white bathroom suite comprising bath with separate shower attachment over, low level w.c. flush, pedestal sink with mixer tap. Tiled flooring, double radiator, wall mounted cabinet, wall mounted mirror, coving, fully tiled walls, uPVC double glazed opaque window to side elevation.

Conservatory

13'7" x 9'2" (4.14m x 2.79m)

uPVC double glazed windows to both side and rear elevations, uPVC double glazed french doors opening onto the beautiful rear garden (private aspect), tiling to floor, vaulted ceiling, ceiling spotlights, plinth with spotlights, electric radiator, plug sockets.

External

Front: Garden laid mainly to lawn with borders

stocked with flowers, trees and shrubs.

Driveway: Large imprint double driveway allowing off road parking for up to four / five vehicles. Double gates and driveway leading to the detached garage.

Rear: Beautiful rear garden (approximately 85ft in length) with the most private aspect, patio areas, the garden is laid mainly to lawn with borders stocked with plants and shrubs. Garden shed, fenced panelled boundaries. Door for access between driveway and rear garden.

Detached Garage

Detached Garage with up and over door, power and light.

Tenure

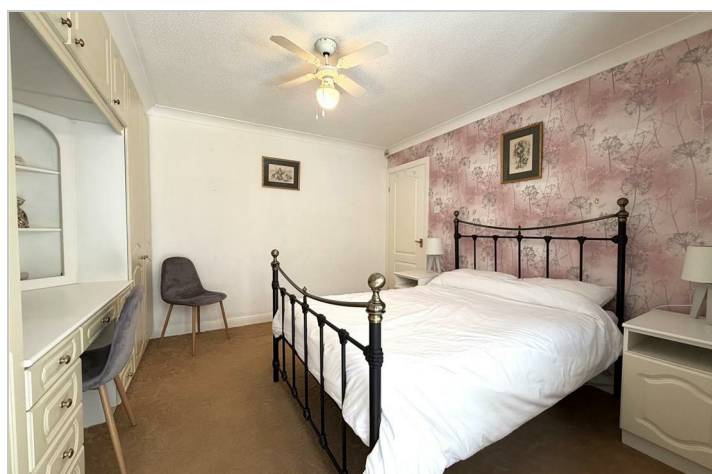
We are informed by the Seller that the tenure of this property is FREEHOLD.

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

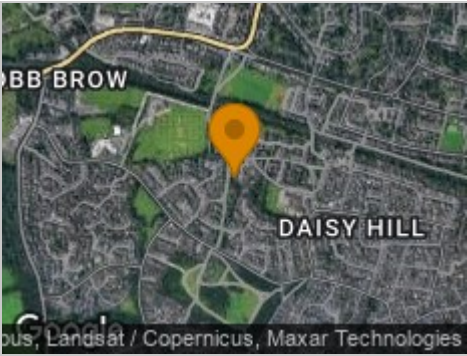
All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working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



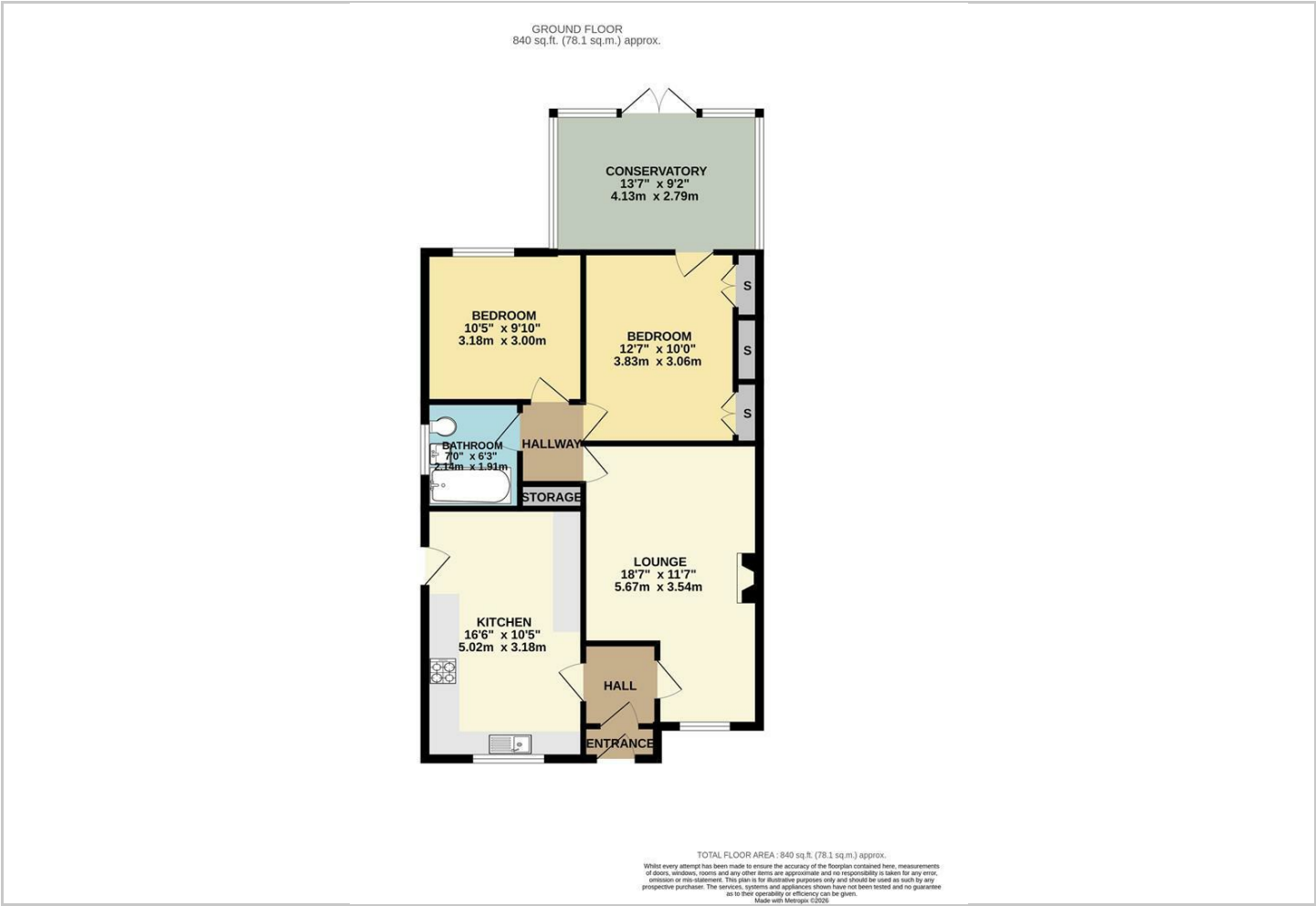
Hybrid Map



Terrain Map



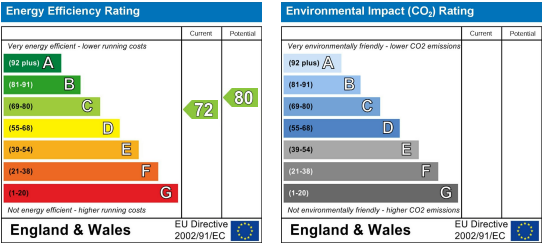
Floor Plan



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



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.