



485 Wigan Road

Westhoughton, BL5 2BX

£150,000



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Accommodation Comprises

Entering via the uPVC double glazed door into porch.

Porch

4'0" x 3'5" (1.22m x 1.04m)

Wall light.

Lounge

13'4" x 11'0" (4.06m x 3.35m)

uPVC double glazed window to front elevation, double radiator, plug sockets, cupboard housing meters, gas fire set on tiled hearth, centre ceiling fan light. Through archway to reception room two.

Reception Room Two/Dining Room

14'0" x 13'4" (4.27m x 4.06m)

uPVC double glazed window to rear elevation overlooking the rear garden, gas fire set on tiled hearth, laminate flooring, centre ceiling light, plug sockets, double radiator. Stairs leading to first floor.

Kitchen

11'7" x 6'5" (3.53m x 1.96m)

Fitted with a range of wall and base units with complimentary work surfaces over, stand alone gas cooker with oven and grill, one and half bowl stainless steel sink with mixer tap and drainer, space and plumbed for washing machine, space for tumble dryer, space to site tall fridge freezer, tiled flooring, plug sockets, centre ceiling light, part tiled to walls, wall mounted IDEAL combi boiler, double radiator. Two uPVC double glazed windows to side elevation, further uPVC double glazed window to rear elevation, uPVC double glazed door to side elevation allowing in plenty of natural light into the room.

Stairs to First Floor

White balustrade unit.

Landing

Ceiling spotlights.

Bedroom One

13'4" x 11'0" (4.06m x 3.35m)

uPVC double glazed window to front elevation, double radiator, centre ceiling fan light, plug sockets.

Bedroom Two

14'0" x 7'8" (4.27m x 2.34m)

uPVC double glazed window to rear elevation with views over Hart Common golf course. Double radiator, centre ceiling fan light, plug sockets.

Stairs leading to Loft Room

13'2" 8'0" (4.01m 2.44m)

Power and light, eaves storage.

Bathroom

6'9" x 5'8" (2.06m x 1.73m)

Bath with Triton electric shower over and hand held attachment, pedestal sink with mixer tap, low level w.c. flush. Double radiator, partial tiling to walls, centre ceiling light, uPVC double glazed opaque window to rear elevation.

External

Front: Laid mainly to flag, gated access, small dwarf wall with railing.

Rear: Large paved rear garden with gated access leading to the detached garage

Detached Single Garage

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

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Road Map



Hybrid Map



Terrain Map



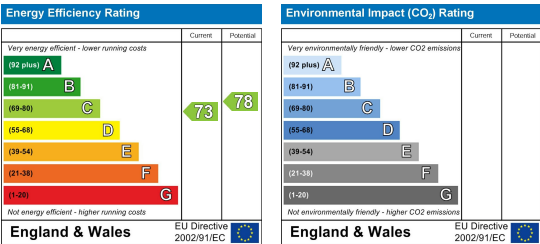
Floor Plan



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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