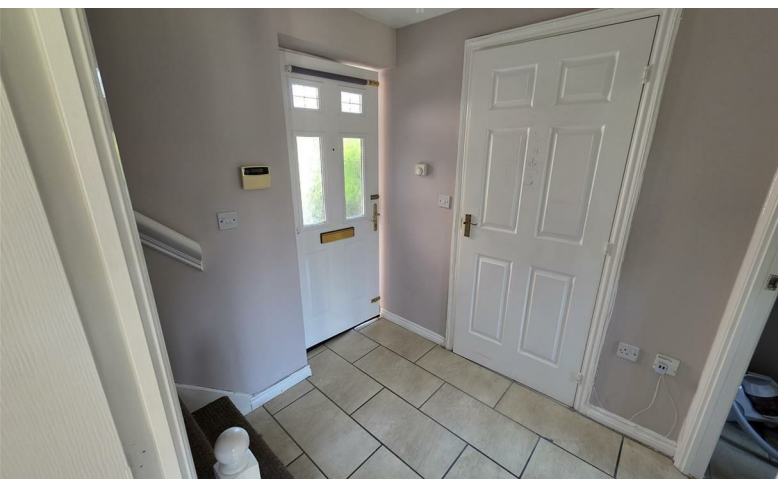




£1,200 Per month

29 Madison Park, Westhoughton, BL5 3WA

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** ON LINE ENQUIRIES ONLY **

Charlesworth Estates are delighted to bring this three bedroom town house to market TO LET. Situated within a most pleasant quiet cul-de-sac position in a highly sought after residential location. The property benefits from a good sized garden to the rear and allocated courtyard parking for two vehicles.

Location is ideal for commuters with Westhoughton train station and Middlebrook Retail Park is just a short drive away. The area area offers a great choice of schools, shops, and excellent access to transport network and amenities. Viewing highly recommended.

Panelled entrance door into reception hallway, stairs off to first floor, doors to lounge, kitchen and guests cloakroom.

Lounge

14'5" max x 13'7" (4.39m max x 4.14m)

uPVC double glazed window to rear elevation and uPVC double glazed french doors to rear elevation (both with swivel blinds), radiator, power points, ceiling light fitting, door to under stairs storage, timber panelled effect laminate flooring.

Kitchen

8'6" x 8'11" (2.59m x 2.72m)

Fitted with a range of wall and base units with tiled splash backs to walls, integrated electric oven with stainless gas hob with extractor canopy over, one and half bowl composite sink with mixer tap, space for upright fridge freezer unit, plumbed for auto washer and space for dishwasher, radiator, ceramic tiled floor, uPVC double glazed window to rear elevation and glazed panelled door to rear elevation.

Guests Cloakroom

6'5" x 2'8" (1.96m x 0.81m)

Low level w.c. pedestal hand wash basin, radiator, uPVC double glazed window to front elevation.

Stairs off to Landing

Spindled banister rail, radiator, power point, panelled doors to bedrooms and bathroom.

Bedroom One

14'8" x 10'3" (4.47m x 3.12m)

uPVC double glazed windows to front and rear elevation (with roller blinds), radiator, power points, timber panelled effect laminate flooring.

Bedroom Two (fitted)

6'7" x 8'6" (2.01m x 2.59m)

uPVC double glazed window to rear elevation, radiator, power points, timber panelled effect laminate flooring, two double-width fitted wardrobes (in addition to room dimensions stated), panelled door to airing cupboard which houses the hot water cylinder.

Bedroom Three

9'5" x 14'11" (2.87m x 4.55m)

uPVC double glazed window to rear elevation, radiator, power points, timber panelled effect laminate flooring. Panelled door to walk in wardrobe with hanging rail (in addition to room dimensions stated).

Family Bathroom

8'2" x 6'2" (2.49m x 1.88m)

Three-piece suite comprising panelled bath with over bath electric shower, low level w.c. pedestal hand wash basin. Partial tiling to walls, radiator, extractor fanuPVC double glazed opaque window to rear elevation.

External

Front: Most pleasant small cul-de-sac setting with small front garden. Rear: Good sized lawned garden (most private aspect), garden gate courtyard with two allocated parking spaces.

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.

